

7. (Continued from 9/25/2024) PLAN AMENDMENT CASE PA-2024-11600064 (Council District 5): A request by Patrick Christensen, representative, for Approval of a Resolution amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "High Density Residential" on Lot 6, Block 5, NCB 6567, and the north 95.85 feet of Lot 4, Block 2, NCB 3730, located at 240 Hawthorne Street and 122 Orange Street. Staff recommends Denial. (Associated Zoning Case Z-2024-10700215) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)



City of San Antonio

Agenda Memorandum

Agenda Date: October 23, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600064
(Associated Zoning Case Z-2024-10700215)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 1999

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “High Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 23, 2024. This case was continued from September 25, 2024.

Case Manager: Alexa Retana, Zoning Planner

Property Owner: GSN LLC

Applicant: GSN LLC

Representative: Patrick Christensen

Location: 240 Hawthorne Street and 122 Orange Street

Legal Description: Lot 6, Block 5, NCB 6567, and the north 95.85 feet of Lot 4, Block 2, NCB 3730

Total Acreage: 0.8726 acres

Notices Mailed

Owners of Property within 200 feet: 64

Registered Neighborhood Associations within 200 feet: St. Leo’s Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Planning Department

Transportation

Thoroughfare: Hawthorne Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Orange Street

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 44, 243, 43,

Comprehensive Plan

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 1999

Plan Goals:

- Land Use Concepts: Low-density residential uses are located throughout the community. The majority of medium-density and high-density residential uses are located along arterials or thoroughfares.
- Strategy 2.1 – Infill Housing: Develop voluntary design guidelines as a strategy to maintain the architectural character of neighborhood areas.
- High density residential is typically located along or near major arterials or collectors.
- High density residential uses should be located in a manner that does not route traffic through other residential uses.

Comprehensive Land Use Categories:

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex is not permitted in low density residential use.

Permitted Zoning Districts: NA

Comprehensive Land Use Categories:

Land Use Category: “High Density Residential”

Description of Land Use Category: High-density residential uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this

classification. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisting living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. High density residential uses should be located in a manner that does not route traffic through other residential uses.

Permitted Zoning Districts: NA

Land Use Overview

Subject Property

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Single-Family Residential

Direction: South

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Single-Family Residential

Direction: East

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Single-Family Residential

Direction: West

Future land Use Classification: Low Density Residential

Current Land Use Classification: Single-Family Residential

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed Plan Amendment from “Low Density Residential” to “High Density Residential” is requested to rezone the property to "MF-25 IDZ” Multi-Family District with an Infill Development Zone Overlay. The existing “Low Density Residential” permits single-family residential uses, which is characteristic of the existing surrounding area. Staff finds the proposed “High Density Residential” designation, which supports more intense residential uses, inconsistent with abutting land uses. Introducing the designation to the area would allow an inconsistent land use density into the established single-family residential neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700215

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "MF-25 IDZ MLOD-2 MLR-2 AHOD" Low Density Multi-Family Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: November 5, 2024. This case was continued from October 1, 2024.

Low Density Residential

TERESA ST

Low Density Residential

Proposed High Density Residential

HAWTHORNE ST

Low Density Residential

Low Density Residential

SIMS AVE

Low Density Residential

CUSTER

Low Density Residential

ORANGE



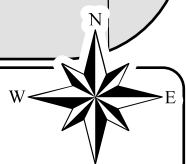
200' Notification Area



Low Density Residential



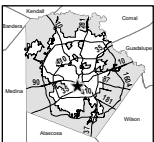
Proposed Land Use Change



0 50 100 Feet

South Central San Antonio Community Plan

Proposed Plan Amendment 2411600064 Area



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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Map Created by: Gustavo Gutierrez
Map Creation Date: 9/12/2024
Map File Location: \\scomonimisc29\GIS\Plan5\plan_1\Archived\Neighborhoods
Land_Use\Amendments\Amend_2411600064_SouthCentral_B&W.mxd
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