



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 14, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 7

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600087

(Associated Zoning Case Z-2022-10700226)

**SUMMARY:**

**Comprehensive Plan Component:** Huebner/ Leon Creek Community Plan

**Plan Adoption Date:** August 21, 2003

**Current Land Use Category:** “Low Density Residential Estate”

**Proposed Land Use Category:** “Medium Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 14, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Adeni Sarina

**Applicant:** BERGAR Investments, LLC

**Representative:** Hugo Berlanga

**Location:** 6485 Hollyhock Road

**Legal Description:** 3.00 acres out of NCB 14660

**Total Acreage:** 3.00

**Notices Mailed:**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** Alamo Farmsteads/ Babcock Road Neighborhood Association

**Applicable Agencies:** Planning Department

**Transportation:**

**Thoroughfare:** Hollyhock

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 604

**Comprehensive Plan**

**Comprehensive Plan Component:** Huebner/ Leon Creek Community Plan

**Plan Adoption Date:** August 21, 2003

**Plan Goals:**

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- H Policy 30: Ensure infill development is compatible with existing neighborhoods.

**Comprehensive Land Use Categories**

**Land Use Category:** “Low Density Residential Estate”

**Description of Land Use Category:**

- Low Density Residential Estate: Residential Estate Development includes large lot Single Family Residential Development with individual lots no less than one acre. The plan acknowledges that there are existing parcels that are between 20,000 sq ft and one acre and these should be allowed to remain. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** RE, & RP

**Comprehensive Land Use Categories**

**Land Use Category:** “Medium Density Residential”

**Description of Land Use Category:**

- Medium Density Residential includes Single Family Residential Development on one lot including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities should not exceed 18 dwelling units per acre. This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial.

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.

**Permitted Zoning Districts:** R-3, RM-4, RM-5, RM-6 & MF-18

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential Estate

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single Family Residential Neighborhood

Direction: East

**Future Land Use Classification:**

Low Density Residential Estate

**Current Land Use Classification:**

Single Family Residence

Direction: South

**Future Land Use Classification:**

Low Density Residential Estate

**Current Land Use Classification:**

Single-Family Residence

Direction: West

**Future Land Use Classification:**

Low Density Residential Estate

**Current Land Use:**

Single Family Residence

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

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

**ISSUE:**

None.

**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 land use amendment from “Low Density Residential Estate” to “Medium Density Residential” is requested in order to rezone the property to “MF-18” Limited Density Multi-Family District. The proposed land use is not consistent with the established development pattern in the area. The property is not in proximity to any large corridors, it is part of an established single-family neighborhood, therefore introducing higher intensity land use is not consistent with the surrounding area. The future land use designation “Medium Density Residential” is not established along this street and can only be found in close proximity to Eckhert Road. There is no adequate transitional buffer of land use in this area to accommodate for “Medium Density Residential” as the surrounding area only has “Low Density Residential” and “Low Density Residential Estate”.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z-2022-10700226

**CURRENT ZONING:** "RE AHOD" Residential Estate Airport Hazard Overlay District

**PROPOSED ZONING:** "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

**Zoning Commission Hearing Date:** September 20, 2022