



City of San Antonio

Agenda Memorandum

Agenda Date: October 12, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600095
(Associated Zoning Case Z-2022-10700268)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: “Regional Commercial”

Proposed Land Use Category: “High Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 12, 2022

Case Manager: Ann Benavidez

Property Owner: Jubilee Outreach Church

Applicant: Tyler Shlinke

Representative: Killen, Griffin, and Farrimond, PLLC

Location: 4538 Boldt Street

Legal Description: Lot 14, NCB 10852

Total Acreage: 5.6121 Acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Lower Southeast Side NA

Applicable Agencies: Martindale Army Airfield, Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: Boldt Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: WW White Road

Existing Character: Primary Arterial A

Proposed Changes: None known

Public Transit: 28, 230, 552

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Goals:

- Housing Goal: A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life
- Objective 12.3: Increase the diversity of housing for young adults to live, work, and interact within the community.
 - 12.3.3. Work with the community to explore medium density and high density quality housing that provides amenities that appeal to young adults

Comprehensive Land Use Categories

Land Use Category: “Regional Commercial”

Description of Land Use Category: Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region.

Examples of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

Permitted Zoning Districts: NC, O-1, O-1.5, O-2, C-1, C-2, C-2P & C-3

Land Use Category: “High Density Residential”

Description of Land Use Category: High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Additionally, it is encouraged that any new high density residential uses provide a majority of market rate valued housing.

Permitted Zoning Districts: R-5, R-4, R-3, PUD, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33 & MF-40

Land Use Overview

Subject Property

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Community Commercial, Medium Density Residential

Current Land Use Classification:

Trucking Company, Salon, Residential Dwelling

Direction: East

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Contracting Company, Waterproofing Company

Direction: South

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Retail, Vacant

Direction: West

Future Land Use Classification:

Community Commercial, Public Institutional

Current Land Use:

Church, Restaurant

ISSUE: None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Regional Commercial” to “High Density Residential” is requested to rezone the property to “MF-18” Limited Density Multi-Family District. The proposed “High Density Residential” land use designation is appropriate and consistent with abutting land uses. Although much of the neighboring properties are designated “Regional Commercial”, the land is largely undeveloped, with low to medium density residential land use found in close proximity to the subject property. The property is located at the intersection of a local street and a primary arterial, which makes its placement ideal for additional residential density. Furthermore, the request aligns with the goals of the Strategic Housing Implementation Plan (SHIP) which promotes alternative housing types and residential development for all socio-economic levels.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700268

Current Zoning: "C-3R MLOD-3 MLR-2" General Commercial Restrictive Alcoholic Sales
Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Proposed Zoning: "MF-18 MLOD-3 MLR-2" Limited Density Multi-Family Martindale Army
Airfield Military Lighting Overlay Military Lighting Region 2 District

Zoning Commission Hearing Date: October 18, 2022