



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 12, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600093  
(Associated Zoning Case Z-2022-10700260)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District Community Plan

**Plan Adoption Date:** December 14, 2003

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 12, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** K/T TX Holdings LLC

**Applicant:** Scott Price

**Representative:** Scott Price and John Cooley

**Location:** Generally located in the 300 Block of South New Braunfels Avenue

**Legal Description:** Lot 15 and Lot 16, Block 2, NCB 1494

**Total Acreage:** 0.9647

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** Parks Department, Martindale Army Air Field

**Transportation**

**Thoroughfare:** South New Braunfels

**Existing Character:** Minor Primary Arterial B

**Proposed Changes:** None Known

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

Routes Served: 20, 25, 225

**Comprehensive Plan**

**Comprehensive Plan Component:** Arena District Community Plan

**Plan Adoption Date:** December 14, 2003

**Plan Goals:**

- 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
- 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment
- 2.3 Create attractive streets
- 2.4 Develop an open space system that interconnects key destinations by use of greenways
- 2.5 Respect existing natural systems and maximize their benefit to the plan
- 2.6 Strengthen the community with additional gathering nodes and emphasize the places of significance

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

- Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes
- Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

**Permitted Zoning Districts:** R-3, Residential Single Family R-4, Residential Single Family R-5, Residential Single Family R-6, Residential Single Family RM-4, Mixed Residential RM-5, Mixed Residential RM-6, Mixed Residential

### **Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

- Single family homes, accessory dwellings, duplexes, three and four family dwellings, townhomes, apartments and condominiums
- High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.

**Permitted Zoning Districts:** MF-25, Multifamily MF-33, Multifamily MF-40, Multifamily MF-50, Multifamily (and less intense residential zoning districts)

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Gas Station

Direction: East

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Industrial Warehouse

Direction: South

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

Parks Open Space

**Current Land Use:**

Cemetery

**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 “Medium Density Residential” to “High Density Residential” is requested in order to rezone the property to "IDZ-2" Mid-Intensity Infill Development Zone with uses permitted in "MF-33" Multi-Family District. This is consistent with the Arena District Community Plan’s objective to improve the quality, variety, and accessibility of the private and public housing stock for individuals of all ages and economic levels. The future land use classification for the property is “Medium Density Residential”, which is compatible with the existing uses along the New Braunfels Avenue corridor. The proposed Plan Amendment to “High Density Residential” is a compatible with the land use in the area and allows for more density along South New Braunfels Avenue. The “High Density Residential” land use classification will also allow for additional housing options in the area and will promote infill development on an existing vacant lot.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z-2022-10700260

**CURRENT ZONING:** "C-3R MLOD-3 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**PROPOSED ZONING:** "IDZ-2 MLOD-3 MLR-2 AHOD" Mid-Intensity Infill Development Zone Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Uses Permitted in "MF-33" Multi-Family District

**Zoning Commission Hearing Date:** October 18, 2022