



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 12, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600016  
(Associated Zoning Case Z-2023-10700061)

**SUMMARY:**

**Comprehensive Plan Component:** Midtown Area Regional Center Plan

**Plan Adoption Date:** June 6, 2019

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 12, 2023

**Case Manager:** Adolfo Gonzalez, Planner

**Property Owner:** Gladys Margarita Ayanagoitia Moreno

**Applicant:** Gladys Margarita Ayanagoitia Moreno

**Representative:** Gladys Margarita Ayanagoitia Moreno

**Location:** 411 East Evergreen Street

**Legal Description:** Lot 9 and the west 14 feet of Lot 10, Block 29, NCB 396

**Total Acreage:** 0.2634 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** Tobin Hill Neighborhood Association

**Applicable Agencies:** Fort Sam Houston, Office of Historic Preservation

**Transportation**

**Thoroughfare:** East Evergreen  
**Existing Character:** Local  
**Proposed Changes:** None known.

**Thoroughfare:** Paschal  
**Existing Character:** Local  
**Proposed Changes:** None known.

**Public Transit:** There are VIA bus routes in proximity to the subject property.  
**Routes Served:** 5, 204

**ISSUE:**  
None

### **Comprehensive Plan**

**Comprehensive Plan Component:** Midtown Area Regional Center Plan

**Plan Adoption Date:** June 06, 2019

#### **Plan Goals:**

- Goal 4.1: Foster an appropriate mix, density, and orientation of land uses in each part of Midtown to maintain the character of unique places, such as the North St. Mary's Street music culture.
- Goal 4.2: Accommodate growth while preserving distinct characteristics of each part of Midtown and providing thoughtful transitions between uses.
- Goal 5.1: Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.
- Goal 5.3: Rehabilitate or redevelop housing that is in poor condition.

### **Comprehensive Land Use Categories**

**Land Use Category:** "Urban Low Density Residential"

**Description of Land Use Category:** Urban Low Density Residential includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden- style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, 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, R-4, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC.

IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

**Land Use Category:** "Medium Density Residential"

**Description of Land Use Category:** Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, 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, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP.

IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Urban Low Density Residential”

**Current Land Use Classification:** Abandoned residential dwelling

Direction: North

**Future Land Use Classification:** “Urban Low Density Residential”

**Current Land Use Classification:** Apartment Complex

Direction: East

**Future Land Use Classification:** “Urban Low Density Residential”

**Current Land Use Classification:** Residential Dwelling

Direction: South

**Future Land Use Classification:** “Medium Density Residential”

**Current Land Use Classification:** Multifamily Dwelling

Direction: West

**Future Land Use Classification:** “Urban Low Density Residential”

**Current Land Use Classification:** Multifamily Dwelling

### **FISCAL IMPACT:**

There is no fiscal impact.

### **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 “Urban Low Density Residential” to “Medium Density Residential” is requested to rezone the property from “R-6” Residential Single-Family District to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “MF-25” Low Density Multi-Family District. The proposed “Urban Low Density Residential” is not an appropriate land use classification for the property and surrounding area. The Midtown Area Regional Center Plan was adopted in June of 2019. Planning and public input classified this area as “Urban Low Density Residential.” This classification allows consideration of up to “MF-18” Limited Density Residential. This would allow the applicant to construct and maintain up to five (5) residential units which is appropriate density for the area. The proposed “Medium Density Residential” would allow up to seven (7) units. While there is “Medium Density Residential” to the west and south of the subject property, it is not within the center of the block as proposed for this land use change, it is more appropriately located on the corners of block with several lots that carry the designation.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700061**

**Current Zoning:** "R-6 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District

**Proposed Zoning:** "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for "MF-25" Low Density Multi-Family

**Zoning Commission Hearing Date:** April 18, 2023