



City of San Antonio

Agenda Memorandum

Agenda Date: May 18, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600008
(Associated Zoning Case Z-2023-10700032)

SUMMARY:

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 22, 2023. This item was continued from the March 8, 2023 hearing.

Case Manager: Ann Benavidez, Planner

Property Owner: Bryan Todd Wildman, Corey Kraus Wildman, Taylor Riggs Wildman

Applicant: Bryan Todd Wildman, Corey Kraus Wildman, Taylor Riggs Wildman

Representative: Killen, Griffin and Farrimond, PLLC

Location: 122 Annie Street

Legal Description: Lots 11-13, Block 7, NCB 2800

Total Acreage: 0.2152 Acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Monte Vista Terrace

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Annie Street

Existing Character: Local

Proposed Changes: None known.
Thoroughfare: Judson Street
Existing Character: Local
Proposed Changes: None known.

Public Transit: 5, 204, 509

Comprehensive Plan

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Update History: NA

Plan Goals:

- GOAL 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.
- Objective 5.1: Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential supports the principles of concentrating urban growth, 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. Low Density Residential areas are composed mainly of single-family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, 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-4”, “R-5”, “R-6”

Land Use Category: “Medium Density Residential”

Description of Land Use Category: 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 in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

Permitted Zoning Districts: “RM-4”, “RM-5”, “RM-6”

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential
Current Land Use Classification:
Residential Dwelling

Direction: North
Future Land Use Classification:
OCL
Current Land Use Classification:
Outside city limits

Direction: East
Future Land Use Classification:
Low Density Residential
Current Land Use Classification:
Residential Dwelling

Direction: South
Future Land Use Classification:
Medium Density Residential
Current Land Use Classification:
Residential Dwelling

Direction: West
Future Land Use Classification:
Low Density Residential
Current Land Use Classification:
Professional office

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 and Planning Commission recommend Approval.

The proposed land use amendment from “Low Density Residential” to “Medium Density Residential” is requested to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted for three (3) residential units. The proposed “Medium Density Residential” is appropriate. There is an established low-density residential development pattern in proximity to the property, but the property also shares a block with “Neighborhood Commercial” and “Medium Density Residential” land use designations, with a mix of zoning designations. The property resides on the corner of two local streets, making it an appropriate location for residential

infill. Additionally, the property shares a block with other multi-family properties of similar size and placement.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700032

Current Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “IDZ-2 AHOD” Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units

Zoning Commission Hearing Date: March 21, 2023