



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 27, 2021

**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 PA-2021-11600090  
(Associated Zoning Case Z-2021-10700247)

**SUMMARY:**

**Comprehensive Plan Component:** Midtown Neighborhood Plan

**Plan Adoption Date:** October 12, 2000

**Current Land Use Category:** Low Density Residential

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 27, 2021. Continued from October 13, 2021.

**Case Manager:** Richard Bautista-Vazquez, Planner

**Property Owner:** Jenny Mansker

**Applicant:** Robert Delgado; Delgado Engineering

**Representative:** Robert Delgado; Delgado Engineering

**Location:** 1023 Aganier Avenue

**Legal Description:** West 100 feet of Lot 25 and South 56.7 feet of Lot 26, NCB 6521

**Total Acreage:** 0.508

### **Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** Beacon Hills Neighborhood Association

**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** Aganier Avenue

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There are two bus routes within walking distance of the property.

**Routes Served:** 2 and 202

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** Midtown Neighborhoods Plan

**Plan Adoption Date:** October 12, 2000

**Plan Goals:** Revitalize and enhance the neighborhoods' historic commercial centers. Preserve and revitalize the neighborhoods' unique mix of quality housing.

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

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 Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

H P30: Ensure infill development is compatible with existing neighborhoods.

Relevant Goals, Objectives and Action Steps of the Midtown Neighborhoods Neighborhood Plan may include:

Objective 2.2: Housing Character - Maintain the historic character of the neighborhood's housing while building on the increased demand for area homes to attract reinvestment by new families.

Housing Character Action Step 2.2.3: Encourage compatible infill on vacant parcels in the planning area.

#### **Comprehensive Land Use Categories**

**Land Use Category:** Low Density Residential

**Description of Land Use Category:** Low-Density Residential uses include single-family houses on individual lots. Low-Density Residential uses also can include a limited number of duplexes and granny flats or garage apartments. For example, a single-family house with a garage apartment is allowed under this category. A duplex also is acceptable. However, a duplex and a granny flat on one lot is not considered to be a Low-Density Residential use.

**Permitted Zoning Districts:** R-20, R-6, R-5, R-4, R-3, NP-8, NP-10, NP-15

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

**Description of Land Use Category:** Medium Density uses include three-and four-unit family dwellings and townhouses. Low-Density Residential uses also can be found within this classification. In areas identified as Medium-Density Residential, the neighborhoods support additional density in the larger structures while conserving the existing housing stock and maintaining the buildings' architectural character. For example, maintaining one doorway on the primary façade would be one way of maintaining the architectural character of a building.

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

### **Land Use Overview**

Subject Property

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

**Current Land Use Classification:** Single-Family Dwelling, Vacant Commercial Building

Direction: North

**Future Land Use Classification:** Low Density Residential, Mixed Use

**Current Land Use Classification:** Single-Family Dwelling,

Direction: East

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

**Current Land Use Classification:** Single-Family Dwelling,

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Direction: South

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Single-Family Dwelling,

Direction: West

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Single-Family 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 applicant seeks a Plan Amendment to "Medium Density Residential" to rezone to "MF-18" Limited Density Multi-Family District. The applicant intends to construct four (4) dwelling units. The proposed land use would change the character of the area which is primarily "Low

Density Residential.” Low-Density Residential uses are found throughout the community. Medium-Density Residential uses are found along arterials or streets that carry the majority of the neighborhoods’ traffic. The proposal is not consistent with the goals and policies of the SA Tomorrow Comprehensive Plan nor is the proposal consistent with the Midtown Neighborhoods Neighborhood Plan. The neighborhood plan expresses a clear desire that low-density residential land uses be preserved and that medium density residential land uses be located on arterial thoroughfares or other major streets. Aganier Avenue is a local street, while nearby Blanco Road is a Secondary Arterial, along which the neighborhood plan prescribes Medium-Density Residential future land use.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700247**

**Current Zoning:** "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area  
Neighborhood Conservation Airport Hazard Overlay District

**Proposed Zoning:**"MF-18 NCD-5 AHOD" Limited Density Multi-Family Beacon Hill Area  
Neighborhood Conservation Airport Hazard Overlay District”

**Zoning Commission Hearing Date:** October 19, 2021