



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** December 16, 2021

**In Control:** City Council

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2021-11600025

(Associated Zoning Case Z-2021-10700086)

**SUMMARY:**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** November 11, 2010

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

**Proposed Land Use Category:** "High Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 12, 2021

**Case Manager:** Catherine Hernandez, DSD Administrator

**Property Owner:** JAS Development Corporation

**Applicant:** Center City Development

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** Generally located in the 300 Block of Bee Street and Coleman Street

**Legal Description:** Lot 11, 23 & 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155

**Total Acreage:** 0.694

## **Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations:** Government Hill Alliance Neighborhood Association

**Applicable Agencies:** Martindale Air Force Base

## **Transportation**

**Thoroughfare:** N Walters Street

**Existing Character:** Minor Arterial

**Proposed Changes:** None

**Thoroughfare:** Coleman Street

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Bee Street

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 21, 22, and 222.

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** November 11, 2010

**Goal: Redevelop and revitalize the neighborhood.**

**Objective:** To encourage and support any revitalization and redevelopment efforts consistent with this plan.

**Strategies:**

- Market the vacant parcels of land to prospective homeowners and businesses.
- Recruit desired businesses and the expansion of existing businesses in the neighborhood.

**Revitalization Strategies**

- Clean up abandoned homes/properties.

### **Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

Low Density Residential Development includes single-family residential Development on individual lots. Recommended development densities in Low Density Residential areas should not exceed 9 dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain; however the conversion of existing single-family homes into medium density units is discouraged. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access.

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

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

**Description of Land Use Category:**

High Density Residential development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include Low Density and Medium Density residential uses. High Density residential uses generally exceed 18 dwelling units per acre.

This form of development should be located along collectors, arterials, or highways. It can function as a

compatible transition between Medium and Low Density residential and higher intensity commercial uses. This classification can include certain non-residential uses such as schools, religious assemblies, parks and community centers that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6. MF-25, MF-33, MF-40, MF-50

### **Land Use Overview**

Subject Properties

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Homes, Vacant Lot

Direction: East

**Future Land Use Classification:**

None & Mixed Use

**Current Land Use Classification:**

Minor Arterial Road & Vacant Lots

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Homes

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Homes, Vacant Lot

**FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The property is not within a Regional Center nor is it within a Premium Transit Corridor.

### **STAFF ANALYSIS AND RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission (10-0) recommend Approval.

The applicant seeks a Plan Amendment from “Low Density Residential” to “High Density Residential” to rezone to "IDZ-2 MLOD-3 MLR-2" Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for eighteen (18) dwelling units. The requested plan amendment is an appropriate placement along the Walters Street. The Walters corridor is already partially developed as “Mixed Use” and the proposed additional two blocks of “High Density Residential” would be

consistent with the area and corridor. It also acts as a buffer to the existing single-family residential dwellings from traffic and street noise.

The Plan Amendment to “High Density Residential” meets the land use goals of the Government Hill Neighborhood Plan to redevelop the vacant lots and revitalize the neighborhood.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Government Hill Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700086**

**Current Zoning:** "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District and "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District

**Requested Zoning:** "IDZ-2 MLOD-3 MLR-2" Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for 18 dwelling units

Zoning Commission Hearing Date: May 18, 2021