



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 17, 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-2021-11600098  
(Associated Zoning Case Z-2021-10700279)

**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:** November 17, 2021

**Case Manager:** Summer McCann, Planner

**Property Owner:** Francisco Mancera

**Applicant:** Mint Development LLC

**Representative:** Ricardo Turrubiates

**Location:** 315 Cincinnati Avenue

**Legal Description:** Lot 22, Block 10, NCB 2021

**Total Acreage:** 0.1653 Acres

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Uptown Neighborhood Association,  
Beacon Hill Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Cincinnati Avenue

**Existing Character:** Minor

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**COMPREHENSIVE PLAN**

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

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

**Relevant goals/recommendations/strategies of the Midtown Regional Center Plan may include:**

**Land Use Recommendation #2:** Encourage zoning that supports the maintenance of neighborhood character while encouraging affordable housing, housing for all stages of life, and housing that is accessible to people with mobility impairments.

**Land Use Recommendation #3:** Discourage incremental rezoning (both up-zoning and down-zoning) in Midtown neighborhood areas.

**Land Use Strategy 3.1:** The conditional rezoning process should typically be used in residential neighborhoods instead of base zone rezoning, in order to provide relatively certain outcomes for new development and adaptive reuse of existing buildings.

**Housing Recommendation #1:** Ensure that zoning supports a context sensitive supply of diverse housing to support Midtown's expected household growth.

**Housing Recommendation #3:** Maintain affordability and a diversity of housing options by accommodating additional housing in neighborhoods and transition areas through context sensitive design and small scale, infill housing.

**Housing Strategy 3.3:** Encourage additional neighborhood housing such as accessory dwelling units and middle-density housing types (e.g. duplex, triplex) where consistent with the Future Land Use Plan and policy.

**COMPREHENSIVE LAND USE CATEGORIES**

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

**Description of Land Use Category:** 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.

- Typical densities in this land use category would range from 7 to 18 dwelling units per acre.

**Permitted Zoning Districts:** R-1, R-2, R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, IDZ-1, MH, MHC, MHP, MXD, and NC.

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

**Description of Land Use Category:** 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.

- Typical densities in this land use category would range from 13 to 33 dwelling units per acre.

**Permitted Zoning Districts:** R-1, R-2, R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF- 25, MF-33, IDZ-1, IDZ-2, MH, MHC, MHP, and MXD.

## **LAND USE OVERVIEW**

Subject Property

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

**Current Land Use Classification:** Vacant Lot

Direction: North

**Future Land Use Classification:** “Urban Mixed Use”

**Current Land Use Classification:** Retail

Direction: East

**Future Land Use Classification:** “Urban Mixed Use”

**Current Land Use Classification:** Multi-Family

Direction: South

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

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

Direction: West

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

**Current Land Use Classification:** Multi-Family

**ISSUE:** None

**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 in order to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone with permitted uses for up to twenty-five (25) units per acre. The proposed “Medium Density Residential” would not be consistent within the established development pattern of the area. While there are also “Urban Mixed Use” designations in the area, they are in closer proximity to principal streets and the primary use remains single-family dwellings. The proposed Plan Amendment would introduce the “Medium Density Residential” land use to a “Low Density Residential” land use area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700279**

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

**Proposed Zoning:** "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with permitted uses for up to twenty-five (25) units per acre

**Zoning Commission Hearing Date:** November 16, 2021