



City of San Antonio

Agenda Memorandum

Agenda Date: April 12, 2023

In Control: Planning Commission Meeting

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 06, 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 Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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. “Urban Low Density Residential” is an appropriate land use classification for the property and surrounding area. The proposed “Medium Density Residential” is also an appropriate land use classification for the property and surrounding area. The “Medium Density Residential” land use classification permits the use for higher-density multi-family uses. The proposed rezoning would limit the multi-family uses to a prescribed site plan. Additionally, the subject property is within close proximity to properties with future land use classification “Medium Density Residential” and near properties with multi-family land uses.

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