



# City of San Antonio

## Agenda Memorandum

**File Number:**19-7125

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**Agenda Item Number:** 12.

**Agenda Date:** 9/25/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA2019-11600063

(Associated Zoning Case Z2019-10700216)

**SUMMARY:**

**Comprehensive Plan Component:** Midtown Area Regional Center Area 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:** September 25, 2019

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Center City Development, Inc.

**Applicant:** Center City Development, Inc.

**Representative:** Patrick W. Christensen

**Location:** 252 Cornell Avenue

**Legal Description:** Lots 13 and 14, Block 3, NCB 2076

**Total Acreage:** 0.4154 acres

## **Notices Mailed**

**Owners of Property within 200 feet:** 24

**Registered Neighborhood Associations within 200 feet:** Uptown Neighborhood Association

**Applicable Agencies:** None.

## **Transportation**

**Thoroughfare:** Cornell Avenue

**Existing Character:** Local

**Proposed Changes:** None.

**Thoroughfare:** North Brazos Street

**Existing Character:** Local

**Proposed Changes:** None.

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

**Routes:** 2, 82, 88, 95, 96, 97, 202, 282, 288, 296

## **ISSUE:**

### **Comprehensive Plan**

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

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

**Plan Goals:** Goal 1: Preserve the Midtown Area's Distinct Character

Goal 8: Improve Outdoor and Nature Experiences

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

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

**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:**

Two single-family dwellings

Direction: North

**Future Land Use Classification:**

Urban Low Density Residential

**Current Land Use Classification:**

Single-family dwellings

Direction: East

**Future Land Use Classification:**

Urban Low Density Residential

**Current Land Use Classification:**

Single-family dwellings

Direction: South

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Collision repair shop and commercial buildings

Direction: West

**Future Land Use Classification:**

Urban Low Density Residential

**Current Land Use:**

Industrial lot, multi-family and single-family dwellings

**FISCAL IMPACT:**

None.

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

The property is within a regional center and within a premium transit corridor.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

The Midtown Area Regional Plan is the result of a 26 month Comprehensive Planning process that was recently adopted in June 2019. The existing “Urban Low Density Residential” allows up to seven (7) dwelling units in “IDZ-1.” The applicant is requesting the land use change to “Medium Density Residential” to rezone to “IDZ-2” for eight (8) dwelling units. The current “Urban Low Density Residential” land use allows adequate density. The “Medium Density Residential” is not appropriate in an area that was established as “Urban Low Density Residential” based on the existing land uses, densities, and community input.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the Midtown Area Regional Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2019-10700216**

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 uses permitted for eight (8) dwelling units

Zoning Commission Hearing Date: October 1, 2019