



City of San Antonio

Agenda Memorandum

File Number:21-3546

Agenda Item Number: 26.

Agenda Date: 5/12/2021

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2021-11600030

(Associated Zoning Case Z-2021-10700085)

SUMMARY:

Comprehensive Plan Component: Arena District / Eastside Community Plan

Plan Adoption Date: December 2003

Current Land Use Category: "Parks Open Space"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 12, 2021

Case Manager: Juanita Romero, Senior Planner

Property Owner: Raul Velasco

Applicant: Ken Carter

Representative: Ken Carter

Location: 1444 Sherman Street

Legal Description: Lot 1 and Lot 2, Block 37, NCB 2862

Total Acreage: 0.1761

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Martindale Army Airfield

Property Details

Transportation

Thoroughfare: Sherman Street

Existing Character: Collector

Proposed Changes: None known

Thoroughfare: North Gevers Road

Existing Character: Collector

Proposed Changes: None known

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

Routes: 24, 9, 14

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Arena District / Eastside Community Plan

Plan Adoption Date: December 2003

Goals:

The Arena District/Eastside Community Plan relevant land use goals are as follows:

4. Land Use Plan Goals

4.1 Conserve existing neighborhoods

4.2 Recommend new medium density single family and high density multifamily residential neighborhoods near Salado Creek to supplement existing ones

4.3 Reinforce Neighborhood Commercial nodes at cross streets

4.4 Develop mixed uses along New Braunfels to supplement existing commercial core at Commerce and New Braunfels

Comprehensive Land Use Categories

Land Use Category: “Parks Open Space”

Description of Land Use Category:

Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city’s residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.

Land Use Category: “Medium Density Residential”

Description of Land Use Category:

Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes

Permitted Zoning Districts:

R-3, R-4, R-5, R-6, Residential Single Family, RM-4, RM-5, and RM-6 Mixed Residential

Land Use Overview

Subject Property

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

“Parks Open Space”

Direction: North

Future Land Use Classification:

Industrial Tier

Current Land Use Classification:

Industrial

Direction: East

Future Land Use Classification:

“Parks Open Space”

Current Land Use Classification:

Commercial Business

Direction: South

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Single Family Housing

Direction: West

Future Land Use Classification:

“Parks Open Space”

Current Land Use Classification:

Single Family Housing

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 recommends Approval.

The applicant seeks a Plan Amendment to “Medium Density Residential” to rezone to “MF-18” Limited

Density Multi-Family to allow for three (3) units. The subject property is located on a corner lot, where more density is generally located. The proposed "Medium Density Residential" is consistent with the "Medium Density Residential" within multiple blocks to the south of the subject property. Additionally, this block is primarily developed as single-family homes, thus the "Parks Open Space" land use is no longer consistent with the area.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Arena District / Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700085

Current Zoning: "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Military Lighting Overlay
Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Military
Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: May 18, 2021