



# City of San Antonio

## Agenda Memorandum

**File Number:**21-3843

---

**Agenda Item Number:** 14.

**Agenda Date:** 5/26/2021

**In Control:** Planning Commission

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2021-11600023

(Associated Zoning Case Z-2021-10700045)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District / Eastside Community Plan

**Plan Adoption Date:** December 2003

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 26, 2021

Case Manager: Michael Pepe, Senior Planner

**Property Owner:** Eric J Duxstad

**Applicant:** Eric J Duxstad

**Representative:** Lee Imbimbo

**Location:** 123 and 131 Boudet Place

**Legal Description:** South 50 feet of East 70 feet of Lot 1, North 100 feet of South 150 feet of East 70 feet of Lot 1 or 1A, Block 2, NCB 1528

**Total Acreage:** 0.241

## **Notices Mailed**

**Owners of Property within 200 feet:** 45

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** Martindale Army Airfield

## **Property Details**

### **Transportation**

**Thoroughfare:** Boudet

**Existing Character:** Local

**Proposed Changes:** None known

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

**Routes served:** 26, 28, 225, 230

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** Arena District / Eastside Community Plan

**Plan Adoption Date:** December 2003

### **Goals:**

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

4.1 Conserve existing neighborhoods

## **Comprehensive Land Use Categories**

**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 Category:** “High Density Residential”

### **Description of Land Use Category:**

High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.

### **Permitted Zoning Districts:**

MF-25, Multifamily MF-33, Multifamily MF-40, Multifamily MF-50, Multifamily (and less intense residential zoning districts)

## **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“High Density Residential”

**Current Land Use Classification:**

“Medium Density Residential”

Direction: North

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Single Family Housing

Direction: East

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Single Family Housing

Direction: South

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Vacant

**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 Denial.

The proposed “High Density Residential” land use would be located interior to a block on a non-through street, which presents potential access and traffic impacts from the site. Generally, corner lots is where higher density uses are located. The existing “Medium Density Residential” is appropriate for the property. Further, the current zoning is consistent with the current future land use designation. The Arena District / Eastside Community Plan calls for “High Density Residential” along arterial corridors the subject property does not meet this criteria.

The Zoning Commission met on May 18, 2021 and recommended Approval of the rezoning to “IDZ-2 MLOD-3 MLR-2 AHOD” with uses permitted for six (6) residential units, which is classified in the “High Density Residential” land use. Staff recommended Denial, with an Alternate Recommendation to “IDZ-1 MLOD-3 MLR-2 AHOD” with uses permitted in “MF-18” which is consistent with the existing “Medium Density Residential” and would allow four (4) residential units.

**ALTERNATIVES:**

1. Recommend Approval 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: Z2021-10700045**

**Current Zoning:** "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 MLOD-3 MLR-2 AHOD" Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) residential units

**Zoning Commission Hearing Date:** May 18, 2021