



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 13, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600080 (Associated Zoning Case Z-2024-10700248)

**SUMMARY:**

**Comprehensive Plan Component:** Lone Star Community Plan

**Plan Adoption Date:** March 2013

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

**Proposed Land Use Category:** "Low Density Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 13, 2024.

**Case Manager:** Eradio Gomez, Zoning Senior Planner

**Property Owner:** Triple B Multi-Solutions, LLC

**Applicant:** Delgado Engineering

**Representative:** Delgado Engineering

**Location:** 118 West Lubbock Street

**Legal Description:** on the north 98 feet of Lot 3, the north 98 feet of the west 10 feet of Lot 4, Block 1, NCB 3012

**Total Acreage:** 0.1575

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Collins Garden Neighborhood Association

**Applicable Agencies:**

### **Transportation**

**Thoroughfare:** West Lubbock Street

**Existing Character:** Local

**Proposed Changes:** None Kown.

**Thoroughfare:** Lamm Street

**Existing Character:** Local

**Proposed Changes:** None Kown.

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.

**Routes Served:** 43, 44, 243

### **Comprehensive Plan**

**Comprehensive Plan Component:** Lone Star Community Plan

**Plan Adoption Date:** March 2013

**Plan Goals:**

- LU-1.1: Eliminate existing zoning that allows industrial uses that do not meet the performance criteria in Table LU-1.1.
- QL-3: Rehabilitate existing housing stock.

### **Comprehensive Land Use Categories:**

**Land Use Category:** “Medium Density Residential”

**Description of Land Use Category:** Medium Density Residential includes duplexes, triplexes, fourplexes, and low-rise apartments. Cottage homes and small lot single-family houses are also appropriate within this land use category. Pre-existing commercial buildings less than 3,000 square feet on higher capacity local streets may be used for Neighborhood Commercial purposes. This form of development should be located along collectors or residential roads and may serve as a buffer between low density residential and more intense land uses such as commercial.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18

### **Comprehensive Land Use Categories:**

**Land Use Category:** “Low Density Mixed Use”

**Description of Land Use Category:** Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure or found on the same lot or block. The mix of uses promotes walkability, therefore all mixed-use developments should be designed for the pedestrian. This form of development is typically located along or near major arterials or collectors and may serve as a transition from High Density Mixed Use to lower intensity land uses such as Low Density Residential.

**Permitted Zoning Districts:** RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4

### **Land Use Overview**

**Subject Property**

**Future Land Use Classification:** Medium Density Residential

**Current Land Use Classification:** Residential

Direction: North

**Future Land Use Classification:** Low Density Residential, Neighborhood Mixed-Use

**Current Land Use Classification:** Residential Dwellings

Direction: South

**Future Land Use Classification:** NA

**Current Land Use Classification:** IH-10

Direction: East

**Future Land Use Classification:** Low Density Mixed-Use, Neighborhood Mixed-Use

**Current Land Use Classification:** Residential Dwellings, Empty Commercial Building

Direction: West

**Future land Use Classification:** Low Density Residential

**Current Land Use Classification:** Residential Dwellings

**ISSUE:**

**FISCAL IMPACT:**

There is no fiscal impact.

**PROXIMITY TO REGIONAL TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

**ALTERNATIVES:**

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: December 3, 2024.