



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 24, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600021  
(Associated Zoning Case Z-2024-10700053)

**SUMMARY:**

**Comprehensive Plan Component:** Guadalupe/Westside Community Plan

**Plan Adoption Date:** May 3, 2007

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 24, 2024. This case was continued from April 10, 2024.

**Case Manager:** Alexa Retana, Zoning Planner

**Property Owner:** 2M Realty, LLC

**Applicant:** Legion Consulting

**Representative:** Legion Consulting

**Location:** 203 Obregon Street

**Legal Description:** Lot 20, NCB 6877

**Total Acreage:** 0.0707 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 49

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

**Applicable Agencies:** Planning Department and Lackland Air Force Base

**Transportation**

**Thoroughfare:** Obregon Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** South Cibolo Street

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 62, 251, 66, 268, 103

**Comprehensive Plan**

**Comprehensive Plan Component:** Guadalupe/Westside Community Plan

**Plan Adoption Date:** May 3, 2007

**Plan Goals:**

GOAL 20: HOUSING

**Objective 20.1: Diversity of Housing**

- 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
- 20.1.3 Reduce occurrences of commercial encroachment into residential areas.
  - Utilize the Plan's Future Land Use Map to inform potential commercial developers about preferred land uses and land locations.
  - Encourage mixed-use development at targeted locations.

**Comprehensive Land Use Categories:**

**Land Use Category:** "Low Density Residential"

**Description of Land Use Category:**

Single-family homes on individual lots, on streets with low traffic volumes Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community-oriented uses such as churches, parks and a community center may be encouraged in this category Pre-existing commercial buildings under 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

**Permitted Zoning Districts:** R3, R4, R5, R6

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

**Description of Land Use Category:**

Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure) Compatibility between commercial and residential uses Shared parking located to rear of structure, limited curb cuts Monument signs encouraged Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops.

**Permitted Zoning Districts:** R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories) NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low-Density Residential”

**Current Land Use Classification:**

Residential

Direction: North

**Future Land Use Classification:**

“Low-Density Residential”

**Current Land Use Classification:**

Church

Direction: East

**Future Land Use Classification:**

“Low-Density Residential”

**Current Land Use Classification:**

Single-Family Residential

Direction: South

**Future Land Use Classification:**

“Low-Density Residential”

**Current Land Use Classification:**

Single-Family Residential

Direction: West

**Future Land Use Classification:**

“Low-Density Residential”

**Current Land Use Classification:**

Single-Family Residential

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

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

The subject property is not located within a Regional Center but is within a ½ mile of the Zarzamora Metro Premium Plus Transit Corridor.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

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

The proposed land use amendment from “Low Density Residential” to “Low Density Mixed Use” is requested to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for two (2) dwelling units. Given the proximity to single-family residential uses with “Low Density Residential” land use classifications, staff considers the proposed plan amendment unsuitable. The proposed “Low Density Mixed Use” would be inconsistent with the pattern of the area. The Guadalupe/Westside Community Plan calls out the land use designation of “Low Density Mixed Use” to be concentrated along either Guadalupe Street or Frio City Road.

Additionally, the applicant is currently zoned “R-3 CD” Residential Single-Family with Conditional Use for two (2) dwelling units. The change of land use and zoning is requested in order to sell the units separately.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700053**

Current Zoning: "R-3 CD MLOD-2 MLR-2 AHOD" Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

Proposed Zoning: "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units

Zoning Commission Hearing Date: April 16, 2024