



City of San Antonio

Agenda Memorandum

Agenda Date: October 3, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600055
(Associated Zoning Case Z-2024-10700159)

SUMMARY:

Comprehensive Plan Component: Southeast Community Area Plan

Plan Adoption Date: December 15, 2022

Current Land Use Category: “Neighborhood Mixed Use”

Proposed Land Use Category: “Urban Low Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 28, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Casmor Investments, LLC

Applicant: NRN Homes, LLC

Representative: Patrick Christensen

Location: 4312 Roland Avenue

Legal Description: 21.366 acres out of NCB 10835

Total Acreage: 21.366 acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Pecan Valley Neighborhood Association

Applicable Agencies: Martindale Army Air Field, Parks and Recreation, Office of Historic Preservation, Public Works Department

Transportation

Thoroughfare: Roland Avenue

Existing Character: Collector

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: N/A

Comprehensive Plan

Comprehensive Plan Component: Southeast Community Area Plan

Plan Adoption Date: December 15, 2022

Plan Goals:

- Goal 1: Land Use
 - Strategy 1.3 Encourage diverse and appropriately scaled housing types to support transit and businesses. Housing options in focus areas should target a variety of household sizes, ages, and income levels.
- Goal 4: Housing
 - Provide a variety of high-quality, mixed-income housing options that are well-maintained, complementary to the character of existing neighborhoods, and accommodating to all stages of life
 - Strategy 1.2 Allow for a greater diversity of neighborhood compatible housing product types including more compact single-family detached and attached options, affordable housing, and senior-oriented housing within existing and new neighborhoods, through City-initiated rezoning, City and federal housing programs, and encouragement of private development and reinvestment.

Comprehensive Land Use Categories

Land Use Category: “Neighborhood Mixed Use”

Description of Land Use Category:

Neighborhood Mixed-Use contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small-scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, and AE-2.

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. Permitted zoning districts

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC.

Land Use Overview

Subject Property

Future Land Use Classification:

“Neighborhood Mixed Use”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Neighborhood Mixed Use”, “Low Density Residential”, “Parks Open Space”

Current Land Use Classification:

Vacant, Residential Dwellings

Direction: East

Future Land Use Classification:

“Low Density Residential”, “Neighborhood Mixed Use”

Current Land Use Classification:

Residential Dwellings

Direction: South

Future Land Use Classification:

“Neighborhood Mixed Use”, “Low Density Residential”

Current Land Use Classification:

Vacant, Residential Dwellings

Direction: West

Future Land Use Classification:

“Parks Open Space”

Current Land Use Classification:

Vacant

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within ½ a mile of the Looper Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The proposed land use amendment from “Neighborhood Mixed Use” to “Urban Low Density Residential” is requested to rezone the property to "R-4" Residential Single-Family District. The subject property is situated adjacent to an established low-density residential development with a future land designation of “Low Density Residential”. Thus, the proposed “Urban Low Density Residential” is consistent with the area. The land use also supports the Strategic Housing Implementation Plan which encourages additional housing for the growing San Antonio population at all income levels. The property is also along a Collector street, which is appropriate for the proposed “Urban Low Density Residential” land use.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700159

Current Zoning: "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District and "C-3NA CD S MLOD-3 MLR-2" General Commercial Nonalcoholic Sales Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District with a Specific Use Authorization for a Mini Warehouse Facility, exceeding 2.5 acres, and a Conditional Use for Outdoor Vehicle and Boat Storage

Proposed Zoning: "R-4 MLOD-3 MLR-2" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District

Zoning Commission Hearing Date: September 3, 2024