



City of San Antonio

Agenda Memorandum

Agenda Date: October 9, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600075 (Associated Zoning Case Z-2024-10700202)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999; Updated October 26, 2005

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 9, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Delfierro George

Applicant: Delfierro George

Representative: Patrick Christensen

Location: 350 Stonewall Avenue

Legal Description: The east 49 feet of the west 140 feet of Lot 1, Block 4, NCB 7798

Total Acreage: 0.1300 acres

Notices Mailed

Owners of Property within 200 feet: 46

Registered Neighborhood Associations within 200 feet: St. Leo’s Neighborhood Association

Applicable Agencies: Lackland AFB, Planning Department

Transportation

Thoroughfare: Stonewall Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Pleasanton Road

Existing Character: Minor Secondary Arterial B

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 44, 243, 43

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999; Updated October 26, 2005

Plan Goals:

- Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio
- Objective 1 – Economic Development: Develop and enhance the community’s commercial corridors by improving street scape appearances and recruiting businesses to employ and provide goods/services to residents
- Objective 2 – Housing: Encourage the rehabilitation of existing homes and the construction of new housing.
- Strategy 2.1 – Infill Housing: Construct all types of infill housing on vacant lots throughout the entire community.

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex is not permitted in low density residential use

Permitted Zoning Districts: Residential Single Family Districts, Neighborhood Preservation Districts

Land Use Category: “Mixed Use”

Description of Land Use Category: Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug

stores, etc.) and high-density residential uses. By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas.

Permitted Zoning Districts: Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Mixed Use”, “Low Density Residential”

Current Land Use Classification: Vacant, Single Family Dwellings

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single Family Dwellings

Direction: South

Future Land Use Classification: “Mixed Use”

Current Land Use Classification: Convenient Store Gas Station

Direction: West

Future Land Use Classification: “Mixed Use”, “Low Density Residential”

Current Land Use Classification: Auto Repair Shop, Restaurant, Single Family Dwellings

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 or within ½ a mile of a Premium Transit Corridor.

ALTERNATIVES:

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

1. Recommend Denial.
2. Make an alternate recommendation.

3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Low Density Residential” to “Mixed Use” is requested to rezone the property to “IDZ-3” High Intensity Infill Development Zone with uses permitted in “C-2” Commercial District and 125 dwelling units. Given the close proximity to properties with the “Mixed Use” future land use designation, the proposed Plan Amendment is consistent with the land use in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and 125 dwelling units

Zoning Commission Hearing Date: October 15, 2024