



City of San Antonio

Agenda Memorandum

Agenda Date: March 12, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600034
(Associated Zoning Case Z-2024-10700083)

SUMMARY:

Comprehensive Plan Component: Nogalitos/South Zarzamora Plan

Plan Adoption Date: September 2004

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 12, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Golden Lion Trading LLC

Applicant: Golden Lion Trading LLC

Representative: Russell Felan

Location: 608 South Park Boulevard

Legal Description: Lot 3, Block 38, NCB 6281

Total Acreage: 0.1481 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

City-wide Community Organizations: Women in Film & Television San Antonio

Applicable Agencies: Parks and Recreation, Office of Historic Preservation, Lackland, Planning Department, Solid Waste Management Department

Transportation

Thoroughfare: South Park Boulevard

Existing Character: Local

Proposed Changes: None

Thoroughfare: Marian Street

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

Routes Served: None

Comprehensive Plan

Comprehensive Plan Component: Nogalitos/South Zarzamora Plan

Plan Adoption Date: September 2004

Plan Goals:

- Goal 2 Community Character and the Environment: Preserve and enhance the walkable, neighborhood-friendly character of the neighborhoods in a way that incorporates the arts and improves the environment.
 - Objective 2.1 Neighborhood Character and Appearance – Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance.

Comprehensive Land Use Categories:

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low-density residential uses include single-family houses on individual lots with/without attached or detached accessory dwelling units, such as a granny flats, garage apartments, and “echo” (elder cottage housing opportunity) units. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should be oriented toward the center of the neighborhood and located away from major arterials.

Permitted Zoning Districts: “R-20, R-6, R-5, R-4”

Comprehensive Land Use Categories:

Land Use Category: “Mixed Use”

Description of Land Use Category: Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile-oriented environment. Building and architectural design of a Mixed-use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive

and convenient vehicular and pedestrian access. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

Permitted Zoning Districts: “NC, C-1, C-2 P, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MXD, TOD, IDZ”

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Duplex

Direction: North

Future Land Use Classification:

“Parks Open Space”, “Low Density Residential”

Current Land Use Classification:

Park, Single-Family Residential

Direction: East

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residential, Duplex

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, Duplexes

ISSUE:

None

FISCAL IMPACT:

None

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

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 a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed Plan Amendment from “Low Density Residential” to “Mixed Use” is requested to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for four (4) dwelling units. Within the Nogalitos/South Zarzamora Community Plan the “Low Density Residential” land use designation recommends a max density of one accessory dwelling unit per single-family residence per lot. Introducing the proposed “Mixed Use” land use is out of character in that it would be introducing a higher density that is not appropriate for the area and increases the potential for commercial encroachment in an established single-family residential neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700083

Current Zoning: "R-5 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for a Duplex

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 four (4) dwelling units

Zoning Commission Hearing Date: March 18, 2025