



City of San Antonio

Agenda Memorandum

Agenda Date: April 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600077
(Associated Zoning Case Z-2023-10700304)

SUMMARY:

Comprehensive Plan Component: Nogalitos/South Zarzamora Community 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: April 24, 2024.

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Manuel Garvarete

Applicant: Luis Lopez

Representative: Luis Lopez

Location: 259 Taft Boulevard

Legal Description: Lot 31 and Lot 32, Block 14, NCB 3497

Total Acreage: 0.1492 Acres

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Palm Heights Neighborhood Association

Applicable Agencies: Planning Department, Lackland Air Force Base, Office of Historic Preservation, Texas Department of Transportation, Waste Management

Transportation

Thoroughfare: Taft Boulevard

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Garland Street

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 51, 251

Comprehensive Plan

Comprehensive Plan Component: Nogalitos/South Zarzamora Community 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.
 - Objective 2.2 Code Compliance
 - Educate residents on the importance of keeping a clean and safe environment and complying with code regulations.

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 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”

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:

Residential Single-Family

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Single-Family

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Single-Family

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Single-Family

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Single-Family

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 or a Premium 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 “Mixed Use” is requested to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone, to develop four (4) single-family dwelling units.

The area is currently predominantly “Low Density Residential”, which is consistent with the existing single-family uses. Within the Nogalitos/South Zarzamora Community Plan, the “Mixed Use” land use designation recommends that mixed-use developments would include a mix of uses within the development, with preferred locations being at intersection nodes along major arterial roadways. The proposal does not meet the usage and locational criteria and is not suited to accommodate this intense land use category. Staff finds higher density could be accomplished by keeping the existing “Low Density Residential” land use classification and rezoning to keep the base zoning district of “R-4” Residential Single-Family with a “CD” Conditional Use for four (4) dwelling units to prevent any potential commercial encroachment into an established residential neighborhood.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700304

Current Zoning: "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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: May 7, 2024