



# 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-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