



City of San Antonio

Agenda Memorandum

Agenda Date: January 10, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600094
(Associated Zoning Case Z-2023-10700358)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: “Urban Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 10, 2024

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Brandon Lee Kingcaid

Applicant: Brandon Lee Kingcaid

Representative: Kimberly Paveglio

Location: 1246 Waverly Avenue

Legal Description: Lots 14-15, Block 16, NCB 2056

Total Acreage: 0.3466 acres

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Woodlawn Lake Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Waverly Avenue

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Glenmore

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are VIA bus routes in proximity to the subject property.

Routes Served: 82, 88, 282, 288

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals:

- Goal 3 - Housing Preserve and revitalize the community's unique mix of quality housing.
 - Objective 3.3: Design Standards Protect and preserve the Near Northwest's unique housing character.
 - Objective 3.4: Housing Development Encourage new housing development that is compatible with the community's character.

Comprehensive Land Use Categories

Land Use Category: "Urban Low Density Residential"

Description of Land Use Category: Urban Low-Density Residential mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. 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.

Permitted Zoning Districts: NA

Comprehensive Land Use Categories

Land Use Category: "Medium Density Residential"

Description of Land Use Category: Medium-Density Residential includes single family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing and accessory dwelling units. 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.

Permitted Zoning Districts: NA

Land Use Overview

Subject Property

Future Land Use Classification:

"Urban Low Density Residential"

Current Land Use Classification:

Residential Dwelling

Direction: North

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Residential Dwelling

Direction: East

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Residential Dwelling

Direction: South

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Residential Dwelling

Direction: West

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Residential Dwelling

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 but is within a ½ mile of the Bandera Metro Premium 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 “Urban Low Density Residential” to “Medium Density Residential” is requested to rezone the property to “RM-4” Residential Mixed District, to utilize three structures existing on the property as residential dwelling units, and to permit the

development of a fourth unit on the property. The subject property is in a residential area, with a well-established low-density development pattern surrounding the property. The proposed “Medium Density Residential” is not compatible with the surrounding area and would introduce an inappropriate level of density to the neighborhood. The subject property is on a corner lot and is sizable in comparison to the surrounding properties. These physical characteristics are ideal for the introduction of additional density, and the proposal is consistent with the goals of the Strategic Housing Implementation Plan. The development of a third dwelling unit could be achieved with a “CD” Conditional Use for three (3) dwelling units, which would allow for the retention of the single-family base zone and the associated “Urban Low Density Residential” land use designation. Thus, staff recommends Denial for the Plan Amendment to “Medium Density Residential”.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700358

Current Zoning: "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood
Conservation Airport Hazard Overlay District

Proposed Zoning: "RM-4 NCD-8 AHOD" Residential Mixed Woodlawn Lake Neighborhood
Conservation Airport Hazard Overlay District

Zoning Commission Hearing Date: January 16, 2024