



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 21, 2024

**In Control:** City Council

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**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:** June 26, 2024

**Case Manager:** Samantha Benavides, Zoning Planner

**Property Owner:** Golden Lion Trading LLC

**Applicant:** Golden Lion Trading LLC

**Representative:** Asad Halai

**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

**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:**

8 Plex

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 Regional Center/Premium Transit Corridor**

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 and Planning Commission recommend Denial.

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 for eight (8) 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-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 for eight (8) dwelling units

Zoning Commission Hearing Date: July 16, 2024