



City of San Antonio

Agenda Memorandum

Agenda Date: December 16, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600080
(Associated Zoning Case Z-2024-10700248)

SUMMARY:

Comprehensive Plan Component: Lone Star Community Plan

Plan Adoption Date: March 2013

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "Low Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 13, 2024

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Triple B Multi-Solutions, LLC

Applicant: Delgado Engineering

Representative: Delgado Engineering

Location: 118 West Lubbock Street

Legal Description: The north 98 feet of Lot 3, the north 98 feet of the west 10 feet of Lot 4, Block 1, NCB 3012

Total Acreage: 0.1575

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Lackland Air Force Base, Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: West Lubbock Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Lamm Street

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 43, 44, 243

Comprehensive Plan

Comprehensive Plan Component: Lone Star Community Plan

Plan Adoption Date: March 2013

Plan Goals:

- LU-1.1: Eliminate existing zoning that allows industrial uses that do not meet the performance criteria in Table LU-1.1.
- QL-3: Rehabilitate existing housing stock.

Comprehensive Land Use Categories:

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Medium Density Residential includes duplexes, triplexes, fourplexes, and low-rise apartments. Cottage homes and small lot single-family houses are also appropriate within this land use category. Pre-existing commercial buildings less than 3,000 square feet on higher capacity local streets may be used for Neighborhood Commercial purposes. This form of development should be located along collectors or residential roads and may serve as a buffer between low density residential and more intense land uses such as commercial.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18

Comprehensive Land Use Categories:

Land Use Category: “Low Density Mixed Use”

Description of Land Use Category: Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure or found on the same lot or block. The mix of uses promotes walkability, therefore all mixed-use developments should be designed for the pedestrian. This form of development is typically located along or near major arterials or collectors and may serve as a transition from High Density Mixed Use to lower intensity land uses such as Low Density Residential.

Permitted Zoning Districts: RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4

Land Use Overview

Subject Property

Future Land Use Classification: Medium Density Residential

Current Land Use Classification: Residential

Direction: North

Future Land Use Classification: Low Density Residential, Neighborhood Mixed-Use

Current Land Use Classification: Residential Dwellings

Direction: South

Future Land Use Classification: NA

Current Land Use Classification: IH-10

Direction: East

Future Land Use Classification: Low Density Mixed-Use, Neighborhood Mixed-Use

Current Land Use Classification: Residential Dwellings, Empty Commercial Building

Direction: West

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Residential Dwellings

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ a mile of a Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The proposed Plan Amendment from “Medium Density Residential” to “Low Density Mixed Use” is requested to rezone the property to “MF-33” Multi Family District. The subject property is situated between active residential uses, consistent with the overall use. Additionally, the subject property had been operating as a multifamily use until a fire destroyed the original structure in March 2024. The land use within the block and to the northeast of the subject property is also classified as “Low Density Mixed Use,” making the proposed change consistent with the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700248

Current Zoning: "I-1 MLOD-2 MLR-2 AHOD" General Industrial Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: December 3, 2024