



City of San Antonio

Agenda Memorandum

Agenda Date: August 23, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600051

(Associated Zoning Case Z-2023-10700172)

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: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 23, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Lamar Johnson

Applicant: Melissa Gonzales

Representative: Marcos Miller

Location: 2328 South Brazos

Legal Description: the south 117 feet of Lots 37 and 38, and the south 117 feet of the west 12.5 feet of Lot 39, NCB 6181

Total Acreage: 0.1518 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Planning Department

Transportation

Thoroughfare: South Brazos Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Tyler Street

Existing Character: Local Street

Proposed Changes: None known

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

Routes Served: 51, 62, 251

Comprehensive Plan

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 2004

Plan Goals:

- Goal 1 Housing Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.
- Objective 1.2 Diversity of Housing Provide a variety of housing types that sustain all ages and economic groups.
- 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

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Medium-density residential uses include the uses in the Low-Density Residential category as well as duplexes, triplexes, fourplexes, townhomes, row houses and zero lot line configurations. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain nonresidential 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 located along residential roads or collector streets and can serve as a buffer between Low-density residential and more intense land uses such as commercial structures.

Permitted Zoning Districts: R-6, R-5, R-4, RM-6, RM-5, RM-4

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Low Density Residential, Medium Density Residential

Current Land Use Classification:

Residential Dwellings

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Dwellings

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Dwellings

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Dwellings

ALTERNATIVES:

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

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 within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” to “Medium Density Residential” is requested to rezone the subject property to “IDZ-1” Limited Infill Development Zone District with uses permitted for three (3) dwelling units. While “Low Density Residential” is an appropriate land use designation for the property and surrounding area, “Medium Density Residential” is compatible as well. The property is located along two local residential roads which is an appropriate location for residential infill. The properties within the block to the north of the subject site are “Medium Density Residential”, which is consistent with the proposed request. The intent of the request is to add additional housing, which meets the goals and objectives of the Strategic Housing Implementation Plan to meet growing housing needs.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700172

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-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units

Zoning Commission Hearing Date: August 15, 2023