



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** July 12, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600033

(Associated Zoning Case Z-2023-10700135)

**SUMMARY:**

**Comprehensive Plan Component:** South Central Community Plan

**Plan Adoption Date:** October 26, 2005

**Current Land Use Category:** “Low Density Residential”

**Proposed Land Use Category:** “Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 12, 2023

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Leticia Martinez Perez

**Applicant:** Leticia Martinez Perez

**Representative:** Leticia Martinez Perez

**Location:** 1010 Steves Avenue

**Legal Description:** Lot 33, Block 5, NCB 3061

**Total Acreage:** 0.1825

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** Roosevelt Park Neighborhood Association

**Applicable Agencies:** Planning Department

**Transportation****Thoroughfare:** Steves Avenue**Existing Character:** Secondary Arterial B**Proposed Changes:** None Known**Thoroughfare:** South Presa Street**Existing Character:** Secondary Arterial B**Proposed Changes:** None Known**Public Transit:** VIA bus routes are within walking distance of the subject property.**Routes Served:** 36**Comprehensive Plan****Comprehensive Plan Component:** South Central Community Plan**Plan Adoption Date:** October 26, 2005**Plan Goals:**

- Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.
- Objective 3 – Environment: Create a healthy environment for families and businesses.
- Goal: Support and enhance the area's community facilities to improve quality of life

**Comprehensive Land Use Categories****Land Use Category:** "Low Density Residential"**Description of Land Use Category:**

- Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. 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.
- Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex is not permitted in low density residential use.

**Permitted Zoning Districts:** Residential Single Family Districts, Neighborhood Preservation Districts**Land Use Category:** "Mixed Use"**Description of Land Use Category:**

- Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A

majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings.

- This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.
- By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas.

**Permitted Zoning Districts:** Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Construction Contractor Facility and Dwelling Unit

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single Family Residence

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single Family Residence

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residence

Direction: West

**Future Land Use Classification:**

Mixed Use

**Current Land Use:**

Unutilized Commercial Property

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within a half mile of the Rockport Subdivision Premium Transit Corridor, but not located within a Regional Center.

**ISSUE:**

None.

**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 land use amendment from “Low Density Residential” to “Mixed Use” is requested in order to rezone the property to "IDZ-3 MC-2 AHOD" High Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted of one (1) dwelling unit and Construction Contractor Facility. The future land use classification for the property is “Low Density Residential”, which is compatible with the existing uses along Steves Avenue east of South Presa Street. The proposed Plan Amendment to “Mixed Use” is not a compatible transition for the “R-4” base zoning to the south, north and east. While the South Central Community plan envisions a mix of commercial and office uses along South Presa Street, these uses were designed to serve the properties within walking distance of residential areas. As the plan designated this property and surrounding area as “Low Density Residential”, the request would constitute commercial encroachment.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700135**

**CURRENT ZONING:** "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District

**PROPOSED ZONING:** "IDZ-3 MC-2 AHOD" High Intensity Infill Development Zone South Presa Metropolitan Corridor Airport Hazard Overlay District with uses permitted of one (1) dwelling unit and Construction Contractor Facility

**Zoning Commission Hearing Date:** August 1, 2023