



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 3

SUBJECT:

Plan Amendment Case PA-2023-11600032
(Associated Zoning Case Z-2023-10700134)

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: August 23, 2023. This item was continued from the July 12, 2023 hearing.

Case Manager: Adolfo Gonzalez

Property Owner: Jacqueline Arsate/John Reyes

Applicant: Jacqueline Arsate

Representative: Roland Arsate

Location: 239 McCauley Boulevard

Legal Description: Lots 316 and 317, NCB 8728

Total Acreage: 0.3857

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Harlandale-McCollum Neighborhood Association

Applicable Agencies: Lackland AFB, Planning Department

Transportation

Thoroughfare: McCauley Boulevard

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Clamp Avenue

Existing Character: Local

Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 44, 243

Comprehensive Plan

Comprehensive Plan Component: South Central Community Plan

Plan Adoption Date: October 26, 2005

Plan Goals:

- GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF Policy 14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.
- Housing Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.

Relevant Objectives, and Strategies of the South Central San Antonio Community Plan may include:

- Objective 2 – Housing: Encourage the rehabilitation of existing homes and the construction of new housing (1999).
- Strategy 2.1 – Infill Housing: Construct all types of infill housing on vacant lots throughout the entire Community (1999).

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: Vacant Residential Dwelling

Direction: North

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Residential Dwelling

Direction: East

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Residential Dwelling

Direction: South

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Residential Dwelling

Direction: West

Future Land Use Classification: 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 and within ½ a mile from the Southwest 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 land use amendment from “Low Density Residential” to “Mixed Use” is necessary in order to rezone the property to “IDZ-1” Limited Intensity Infill Development Zone with uses permitted for six (6) dwelling units. The existing “Low Density Residential” land use classification is appropriate with the established single-family residential neighborhood. The proposed “Mixed Use” classification is intended for a blend of residential and commercial uses in the same building or development at increased densities and is not appropriate for the neighborhood, which is primarily single-family housing. According to the South Central Community Plan, “Mixed Use” is desired along corridors including South Flores Street, Cevallos, Southwest Military Drive, South Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue. The subject property is separated from any of the designated corridors and introducing the proposed density of six units could negatively impact the existing infrastructure.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "R-6 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 six (6) dwelling units

Zoning Commission Hearing Date: July 18, 2023