



City of San Antonio

Agenda Memorandum

Agenda Date: November 17, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT PA-2021-11600073
(Associated Zoning Case Z-2021-10700216)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Community Plan

Plan Adoption Date: September 29, 2005

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Medium Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 16, 2021. Continued from October 27, 2021.

Case Manager: Summer McCann, Planner

Property Owner: Maria Fernanda Arzac

Applicant: Bexar Engineers and Associates LLC

Representative: Bexar Engineers and Associates LLC

Location: 1431 Thorain Boulevard

Legal Description: Lot 18-20, Block 163, NCB 7118

Total Acreage: 0.4132 Acres

Notices Mailed

Owners of Property within 200 feet: 50

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Thorain Boulevard

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 651

COMPREHENSIVE MASTER PLAN

Comprehensive Plan Component: Greater Dellview Plan

Plan Adoption Date: September 29, 2005

Plan Goals:

Goal 1: Community and Business Relationships Conduct outreach to, and establish working relationships with, area businesses and major local employers

Goal 2: Neighborhood Commercial Revitalization Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses

Goal 5: Housing Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long term investment in the area

LAND USE CATEGORIES

Land Use Category: “Low Density Residential”

Description of Land Use Category:

· This category allows for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from rights of way with high traffic frequencies, centralized to the core of neighborhoods, and ideally be within walking distance of elementary schools, and neighborhood commercial uses. Additionally, the community recognizes and appreciates varying degrees of density that currently exist within predominantly single-family districts. However, if there are existing multi-family uses that were built as single family structures, the preference is that the structure return to a low density residential use whenever feasible. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

Permitted Zoning Districts: R-4 R-6 R-5 R-20

Land Use Category: “Medium Density Residential”

Description of Land Use Category:

This category encompasses duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses. Medium density residential is most appropriately placed at the perimeter of a neighborhood’s low-density core and is recommended on collectors or higher. Low density residential uses are also allowed in this category. Certain small to medium scale lower impact community-oriented uses such as churches, parks, and open space may also be encouraged in this category.

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

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwelling

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwelling

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwelling

Direction: South

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwelling

Direction: West

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwelling

ISSUE: None

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant seeks a Plan Amendment to “Medium Density Residential” to rezone to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for eight (8) dwelling units. The area is entirely “Low Density Residential” and the proposed “Medium Density Residential” would be out of character within this area. Additionally, the existing use of many properties in the area are single-family residences. The proposed density is not consistent with surrounding land use patterns or zoning.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700216

Current Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “IDZ-2 AHOD” Medium Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted for eight (8) dwelling units

Zoning Commission Hearing Date: November 16, 2021