



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: March 9, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600012 (Associated Zoning Case Z-2022-10700025)

SUMMARY:

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 3, 2007

Current Land Use Category: "Low Density Mixed Use"

Proposed Land Use Category: "High Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 9, 2022

Case Manager: Summer McCann

Property Owner: Zamarripa Funeral Homes Inc.

Applicant: Zamarripa Funeral Homes Inc.

Representative: Patrick W. Christensen

Location: 1602,1606, 1612, 1614 El Paso Street and 214,216, 217, 218, 220, 222 Elvira Street

Legal Description: Lots 12-14, the south 70feet of Lot 15 and the west 15 feet of the south 70 feet of Lot 16, the south 7 feet of the north 87 feet of Lot 15, the east 7.5feet of north 80 feet of Lot 15, the west 15feet of the north 87 feet of Lot 16 and the west 22.5 feet of the north 80 feet of Lot15, Lot 17 and the east 1/2 of Lot 16, and Lot 24A, Lot 26A, Lot 27A, and Lot 28A,Block B, NCB 2436

Total Acreage: 0.95 Acres

Notices Mailed

Owners of Property within 200 feet: 57

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Association

Applicable Agencies: Lackland Airforce Base

Transportation

Thoroughfare: El Paso Street

Existing Character: Local

Proposed Changes: None Known.

Thoroughfare: Elvira Street

Existing Character: Local

Proposed Changes: None Known.

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

Routes Served: 68, 268

ISSUE:

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Mixed Use” to “High Density Mixed Use” is requested in order to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for 30 residential units. The proposed “High Density Mixed Use” land use designation is appropriate and consistent with abutting land uses. Although the neighboring properties are designated “Low Density Mixed Use” the area has a mix of uses and the property to the East is developed as Multi-Family. The proposed residential development would be consistent with the land use pattern of the area and would add additional housing options for the neighborhood. Furthermore, the proposed development would create a transition between the commercial uses along Guadalupe and the Single-Family development to the North.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700025

Current Zoning: "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Funeral Home

Proposed Zoning: “IDZ-2 MLOD-2 MLR-2 AHOD” Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for thirty (30) dwelling units

Zoning Commission Hearing Date: March 15, 2022