



City of San Antonio

Agenda Memorandum

Agenda Date: February 14, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600003

(Associated Zoning Case Z-2023-10700358)

SUMMARY:

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 3, 2007

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Low Density Mixed-Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 14, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Aragon Builders

Applicant: Rogelio Dipp

Representative: Rogelio Dipp

Location: 1330 Montezuma Street

Legal Description: Lots 1 and 2, Block 2, NCB 6127

Total Acreage: 0.0578 acres

Notices Mailed

Owners of Property within 200 feet: 46

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Association and El Charro Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Planning Department

Transportation

Thoroughfare: Montezuma Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: South Murry Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are VIA transit options within a ½ mile of the subject property.

Routes Served: 103, 68, 268

Comprehensive Plan

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 2007

Plan Goals:

- Objective 20.1: Diversity of Housing-Promote a diverse variety of housing stock in the community that sustains all ages and economic group
- 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
- 20.2.5 Encourage the rehabilitation of abandoned housing and promote neighborhood appropriate infill housing developments on abandoned or vacant lots.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category:

Single-family homes on individual lots, on streets with low traffic volumes.

Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community-oriented uses such as churches, parks and a community center may be encouraged in this category.

Pre-existing commercial buildings under 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

Permitted Zoning Districts: “R-3”, “R-4”, “R-5”, “R-6”

Comprehensive Land Use Categories

Land Use Category: “Low Density Mixed-Use”

Description of Land Use Category:

Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure)

Compatibility between commercial and residential uses

Shared parking located to rear of structure, limited curb cuts

Monument signs encouraged

Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops

Permitted Zoning Districts: “R-3”, “R-4”, “R-5”, “R-6”, “RM-4”, “RM-5”, “RM-6”, “MF-25” (2 stories) “N-C”, “C-1”, “C2-P”, “IDZ”, “TOD”, “MXD”, “UD”, “O-1”

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 Mixed-Use”

Current Land Use Classification:

Residential Dwelling, Barber shop

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”, “Low Density Mixed-Use”

Current Land Use Classification:

Residential Dwelling, Food Service Establishment

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 but it is within a ½ mile of the Zarzamora Premium Transit Corridor.

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 Plan Amendment from “Low Density Residential” to “Low Density Mixed-Use” is requested to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted for two (2) dwelling units. While the current land use designation is appropriate for the property and surrounding area, the proposed “Low Density Mixed-Use” is also appropriate. The land use category can be found in proximity to the subject property and is assigned to low intense residential properties that are placed and sized similarly to the subject property. Furthermore, the proposal aligns with the goals of the Strategic Housing Implementation Plan (SHIP), as well as the Guadalupe Westside Community Plan, by providing additional housing stock in the community, that sustains all ages and economic group.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700237

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-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 two (2) dwelling units

Zoning Commission Hearing Date: February 20, 2024