



City of San Antonio

Agenda Memorandum

Agenda Date: February 28, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600096
(Associated Zoning Case Z-2023-10700357)

SUMMARY:

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 2004

Current Land Use Category: “Low-Density Residential”

Proposed Land Use Category: “Mixed Use- Residential/Office/and Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 28, 2024. This application was continued from the February 14, 2024 meeting.

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Salim Asis

Applicant: Global Asis

Representative: Global Asis

Location: 203 Drake Avenue

Legal Description: Lot 30, Block 19, NCB 6262

Total Acreage: 0.2984 acres

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: Lackland Air Force Base and Planning Department

Transportation

Thoroughfare: Drake Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Marlay Street

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 51, 251

Comprehensive Plan

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 2004.

Plan Goals:

- Goal 2 Community Character and the Environment: Preserve and enhance the walkable, neighborhood-friendly character of the neighborhoods in a way that incorporates the arts and improves the environment.
- Objective 2.1 Neighborhood Character and Appearance
 - Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance.
- Objective 2.2 Code Compliance
 - Educate residents on the importance of keeping a clean and safe environment and complying with code regulations.

Comprehensive Land Use Categories

Land Use Category: “Low-Density Residential”

Description of Land Use Category:

Low-density residential uses include single-family houses on individual lots with/without attached or detached accessory dwelling units, such as granny flats, garage apartments, and “echo” (elder cottage housing opportunity) units. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. This form of development should be oriented toward the center of the neighborhood and located away from major arterials. **Permitted**

Zoning Districts: “R-20”, “R-6”, “R-5”, “R-4”

Comprehensive Land Use Categories

Land Use Category: “Mixed Use- Residential/Office/and Commercial”

Description of Land Use Category:

Mixed-use allows for a concentrated, well structured, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile-oriented environment.

Building and architectural design of a Mixed-use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

Permitted Zoning Districts: “NC”, “C-1”, “C-2 P”, “O-1”, “O-2”, “RM-4”, “RM-5”, “RM-6”, “MF-25”, “MF-33”, “MF-40”, “MXD”, “TOD”, “IDZ”

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 Residential”

Current Land Use Classification:

Residential Single-Family

Direction: East

Future Land Use Classification:

“Low-Density Residential”

Current Land Use Classification:

Residential Single-Family

Direction: South

Future Land Use Classification:

“Low-Density Residential”

Current Land Use Classification:

Residential Single-Family, Community Center

Direction: West

Future Land Use Classification:

“Low-Density Residential”

Current Land Use Classification:

Residential Single-Family

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 or within a ½ mile of a 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-Residential/Office/and Commercial” is requested to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone, to develop four (4) single-family dwelling units.

The current land use classification is “Low Density Residential”, which is compatible with the existing single-family uses in the immediate area. The proposed “Mixed Use-Residential/Office/and Commercial” is not consistent and would introduce higher density that is not present in the area. Within the Nogalitos/South Zarzamora Community Plan, the “Mixed Use-Residential/Office/and Commercial” land use designation recommends that mixed-use developments would include a mix of uses within the development, with preferred locations being at intersection nodes along major arterial roadways. The proposal does not meet the usage and locational criteria and is not suited to accommodate this intense land use category. Staff finds higher density could be accomplished by keeping the existing “Low Density Residential” land use classification with Conditional Use zoning and prevent any potential commercial encroachment from the established residential development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700357

Current Zoning: “R-5 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 Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for four (4) dwelling units

Zoning Commission Hearing Date: February 14, 2024