



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 19, 2022

**In Control:** City Council

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**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 23, 2022

**Case Manager:** Summer McCann, Planner

**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 70 feet 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 7.5 feet of north 80 feet of Lot 15, the west 15 feet of the north 87 feet of Lot 16 and the west 22.5 feet of the north 80 feet of Lot 15,

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

**COMPREHENSIVE PLAN**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan

**Plan Adoption Date:**

**Relevant goals/recommendations/strategies of the Guadalupe Westside Community Plan may include:**

- Objective 20.1: Diversity of Housing: Promote a diverse variety of housing stock in the community that sustains all ages and economic groups.
  - 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
  - 20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.
  - 20.1.3 Reduce occurrences of commercial encroachment into residential areas.

**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) NC, C1, C2-P, IDZ, TOD, MXD, UD, O-1

**Land Use Category:** "High Density Mixed Use"

**Description of Land Use Category:** Uses with more than four units on individual lots including apartment complexes and condominiums. Transition use between medium density residential and commercial uses, generally located on arterials or higher order streets Ideally developed to be in scale, height, and massing of existing high density residential uses in the area Medium Density uses also allowed.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-25, MF-33, MF-40 NC, C-1, C2-P; C-2, IDZ, TOD, MXD, UD, O-1

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** "Low Density Mixed Use"

**Current Land Use Classification:** Funeral Home, Vacant Lots

Direction: North

**Future Land Use Classification:** "Low Density Residential"

**Current Land Use Classification:** Single-Family Dwelling

Direction: East

**Future Land Use Classification:** "Low Density Mixed Use"

**Current Land Use Classification:** Senior Community

Direction: South

**Future Land Use Classification:** "Low Density Mixed Use"

**Current Land Use Classification:** Single-Family Dwellings

Direction: West

**Future Land Use Classification:** "Low Density Mixed Use"

**Current Land Use:** Single-Family Dwellings

**ISSUE:** None.

**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 and Planning Commission recommend 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.

The Zoning Commission recommended Approval of the rezoning request on March 15, 2022.

**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