



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 9, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

PLAN AMENDMENT CASE ZONING-PA-2022-11600111 (Associated Zoning Case Z-2022-10700320)

**SUMMARY:**

**Comprehensive Plan Component:** Lone Star Community Plan

**Plan Adoption Date:** March 21, 2013

**Current Land Use Category:** “Low Density Residential”

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 14, 2022

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Dignity Realty LLC

**Applicant:** Anthony Almaraz and George Kingland

**Representative:** Anthony Almaraz and George Kingland

**Location:** 143 Forrest Avenue and 145 Forrest Avenue

**Legal Description:** the south 78 feet of Lot 39, Block B, NCB 2874 and the south 62 feet of Lot 38, Block B, NCB 2874, save and except 12.5 square feet conveyed to the City of San Antonio

**Total Acreage:** 0.1561 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** Collins Garden Neighborhood Association

**Applicable Agencies:** Lackland, Planning Department

## **Transportation**

**Thoroughfare:** Forrest Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Mockert Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** There are VIA bus routes in proximity to the subject property.

**Routes Served:** 51, 251, 43, 44, 243

**ISSUE:** None.

## **Comprehensive Plan**

**Comprehensive Plan Component:** Lone Star Community Plan

**Plan Adoption Date:** March 21, 2013

### **Plan Goals:**

- LU-6: Establish policies that provide for a range of housing types that are affordable to people at most income levels.
- LU-6.1 Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments.

## **Comprehensive Land Use Categories**

**Land Use Category:** “Low Density Residential”

**Description of Land Use Category:** Low Density Residential primarily includes single-family detached houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are acceptable when located on the same lot as the principal residence. Existing structures that were originally constructed as multi-family housing may continue this use when located within the low-density residential areas. Structures that were constructed as single-family housing and later converted into multi-family housing without City permits should return to single-family use. Pre-existing commercial buildings less than 3,000 square feet on higher capacity local streets may be used for Neighborhood Commercial purposes. Low Density Residential uses should be located away from major arterials.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6

**Land Use Category:** “Low Density Mixed Use”

**Description of Land Use Category:** Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure or found on the same lot or block. The mix of uses promotes walkability, therefore all mixed-use developments should be designed for the pedestrian. This form of development is typically located along or near major arterials or collectors and may serve as a transition from High Density Mixed Use to lower intensity land uses such as Low Density Residential.

**Permitted Zoning Districts:** RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4

## **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant, Residential Dwelling

Direction: North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Residential Dwelling

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”

**Current Land Use Classification:**

Residential Dwelling

## **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 Approval.

The proposed land use amendment from “Low Density Residential” to “Low Density Mixed Use” is requested to rezone the property to “IDZ-1” Limited Infill Development Zone District with uses permitted for three (3) dwelling units. While the surrounding land use is “Low Density Residential” the “Low Density Mixed Use” is required to rezone to any “IDZ” Infill Development

Zone District. The request still maintains the low-density land use but includes the amended “mixed use” as part of the land use classification is needed for the rezoning. There is existing “Low Density Mixed Use” to the southeast of the subject site. The land use change will create the ability to zone for more density to support diverse housing and the Plan Goals of the Lone Star Community Plan.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700320**

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-1 MLOD-2 MLR-2 AHOD" Limited Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units

Zoning Commission Hearing Date: December 20, 2022