



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4795

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 9/21/2017

**Title:** PLAN AMENDMENT CASE # 17064 (Council District 5): An Ordinance amending the Nogalitos/Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on North 90.06 Feet of Lot 106 and Lot 107, NCB 6181, located at 262 Ray Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017209)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA 17064 Proposed Map, 2. PA 17064 Aerial Map, 3. PA 17064 signed resolution, 4. draft ordinance, 5. Ordinance 2017-09-21-0735

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 17064  
(Associated Zoning Case Z2017209)

**SUMMARY:**

**Comprehensive Plan Component:** Nogalitos/South Zarzamora Community Plan

**Plan Adoption Date:** September 30, 2004

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

**Proposed Land Use Category:** “Medium Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 9, 2017

**Case Manager:** Erica Greene, Planner

**Property Owner:** Dahmar, LLC

**Applicant:** Aida Arrieta

**Representative:** Aida Arrieta

**Location:** 262 Ray Avenue

**Legal Description:** North 90.6 Feet of Lots 106 and 107, NCB 6181

**Total Acreage:** 0.1056 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 35

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Ray Avenue

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** South Brazos Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

The nearest VIA bus route is #9 within walking distance of the subject property.

**ISSUE:**

**Plan Adoption Date:** September 30, 2004

**Update History:** June 18, 2009

**Plan Goal:** Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.

**Comprehensive Land Use Categories**

**Low Density Residential:** Low-density residential uses include single-family houses on individual lots with/without attached or detached accessory dwelling units, such as a 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.

**Example Zoning Districts:**

R-4, R-5, R-6, R-20

**Comprehensive Land Use Categories**

**Medium Density Residential:** Medium-density residential uses include the uses in the Low-Density Residential category, as well as duplexes, triplexes, fourplexes, townhomes, row houses and zero lot line configurations. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain nonresidential 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 located along residential roads or collector streets and can serve as a buffer between Low-density residential and more intense land uses such as commercial structures.

**Example Zoning Districts:**

R-4, R-5, R-6, RM-4 RM-5, RM-6

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residence

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

South

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

West

**Future Land Use Classification**

UZROW

**Current Use**

UZROW

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission (10-0) recommend Approval.

The applicant requests this Plan Amendment and associated zoning change to utilize an existing second structure as a single-family residence on the subject property. The subject property is a corner lot surrounded by other residential properties located along a residential road that will act as a buffer to the surrounding “Low Density Residential” land uses. The proposed amendment to “Medium Density Residential” land use will not

significantly alter the land use pattern or character of the immediate area as the proposed change supports the Nogalitos/South Zarzamora Community Plan that improves the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods. The proposed amendment to “Medium Density Residential” is an appropriate fit that supports the accommodation of growth within this area.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Nogalitos/South Zarzamora Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017209**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Proposed Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Two Single-Family Residential Units

Zoning Commission Hearing Date: August 15, 2017