



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-2595

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 4/19/2018

**Title:** PLAN AMENDMENT CASE # 18035 (Council District 5): Ordinance amending the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “High Density Residential” on Lot 25 and Lot 26, Block 7, NCB 3910, located at 723 Recio Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018115)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Draft Ordinance, 3. Ordinance 2018-04-19-0316

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 18035  
(Associated Zoning Case Z2018115)

**SUMMARY:**

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

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

**Plan Update History:** June 18, 2009

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 14, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Seref Hacibektasoglu

**Applicant:** Seref Hacibektasoglu

**Representative:** Seref Hacibektasoglu

**Location:** 723 Recio Street

**Legal Description:** Lot 25 and Lot 26, Block 7, NCB 3910

**Total Acreage:** 0.1435

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Recio Street

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Bordoy Street

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA Routes 51 and 251 are 2 blocks west of the subject property

**ISSUE:**

**Comprehensive Plan**

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

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

**Update History:** June 18, 2009

**Plan Goals:** Goal 1: Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods

Goal 2.1: Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance

**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 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.

**Permitted Zoning Districts:** R-20, R-6, R-5, R-4

**Land Use Category:** High-Density Residential

**Description of Land Use Category:** High-density residential uses include multi-family residential developments with more than four units, such as apartments, condominiums, and assisted living facilities, but can also include Low-density and Medium-density residential uses. This form of development should be located along or in the vicinity of major arterials or collector streets, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between lower density residential uses and non-residential uses. High-density residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls, and should be located in a manner that does not route traffic through other residential areas.

**Permitted Zoning Districts:** RM-6, RM-5, RM-4, MF-25, MF-33, MF-40

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Apartments

Direction: North

**Future Land Use Classification:**

Low Density Residential, Medium Density Residential

**Current Land Use Classification:**

Single Family Residences

Direction: East

**Future Land Use Classification:**

Low Density Residential, Neighborhood Commercial

**Current Land Use Classification:**

Single Family Residences

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single Family Residences, Apartments

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use:**

Single Family Residences

**FISCAL IMPACT:**

None

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

The subject property is not within a Regional Plan, or a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Denial.

The property owner purchased the property as a sixplex with the intention to remodel the property. In doing so, the applicant was informed by DSD that the allowable zoning was for a fourplex. It is a goal within the Nogalitos/South Zarzamora Community Plan to encourage quality infill housing that fits the character of the neighborhood. However, six units in the middle of the neighborhood drastically changes the character of the surrounding area. Objective 2.1 within the community plan aims to protect and preserve the character of the neighborhood, while improving the physical appearance. As the property is now, it is already out of place.

**ALTERNATIVES:**

1. Recommend Approval 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: Z2018115**

Current Zoning: "R-4 CD" Residential Single-Family with a Conditional Use for Four (4) Dwelling Units

Proposed Zoning: "IDZ" Infill Development Zone for Six (6) Dwelling Units

Zoning Commission Hearing Date: March 20, 2018