



City of San Antonio

Agenda Memorandum

File Number: 17-4264

Agenda Item Number: 18.

Agenda Date: 8/9/2017

In Control: Planning Commission

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 recommends 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