



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6055

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 8/22/2019

**Title:** PLAN AMENDMENT CASE PA-2019-11600036 (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 "Medium Density Residential" on Lot 1 and Lot 2, Block 9, NCB 8965, located at 868 Keats Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700134 CD)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2019-08-22-0687

Date	Ver.	Action By	Action	Result
8/22/2019	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment PA-2019-11600036  
(Associated Zoning Case Z-2019-10700134)

**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:** July 24, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** MLR Renovations, LLC

**Applicant:** Robert Herrera

**Representative:** Robert Herrera

**Location:** 868 Keats Avenue

**Legal Description:** Lot 1 and Lot 2, Block 9, NCB 8965

**Total Acreage:** 0.2870

**Notices Mailed**

**Owners of Property within 200 feet:** 38

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

**Applicable Agencies:** Lackland Air Force Base

**Transportation**

**Thoroughfare:** Keats Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 46, 246

**Comprehensive Plan**

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

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

**Plan Goals:**

- Goal 1 Housing Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.
- Objective 1.1 Home Improvement and Maintenance Encourage investment in housing rehabilitation and maintenance.
- Goal 3 Economic Development Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents' daily needs and bring vitality to the area.

**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.

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

**Comprehensive Land Use Categories**

**Land Use Category:** "Medium Density Residential"

**Description of Land Use Category:**

- 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.

**Permitted Zoning Districts:** R-6 R-5 R-4 RM-6 RM-5 RM-4

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

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 property is not located within a Regional Center or the Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (7-0) recommend Approval.

The proposed land use amendment from “Low Density Residential” to “Medium Density Residential” is requested in order to rezone the property to “RM-6 CD” Residential Mixed with Conditional Use for a

Professional Office. This is consistent with the Nogalitos/ South Zarzamora Community Plan's objective to support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents' daily needs and bring vitality to the 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: Z-2019-10700134**

**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:** "RM-6 CD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region - 2 Airport Hazard Overlay District with Conditional Use for a Professional Office

Zoning Commission Hearing Date: August 6, 2019