

# 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

DateVer.Action ByActionResult8/22/20191City Council A SessionMotion to ApprovePass

**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

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**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

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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

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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