



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1621

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 2/12/2020

**Title:** PLAN AMENDMENT CASE PA-2019-11600104 (Council District 5): A request by Brown & Ortiz, representative, for approval of a Resolution to amend the Guadalupe/ Westside 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 7, Block 5, NCB 2357, located at 2402 Monterey Street. Staff recommends Denial. (Associated Zoning Case Z-2019-10700348) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment PA 2019-11600104  
(Associated Zoning Case Z-2019-10700348)

**SUMMARY:**

**Comprehensive Plan Component:** Guadalupe/ Westside Community Plan

**Plan Adoption Date:** May 3, 2007

**Current Land Use Category:** "Low Density Residential"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 12, 2020

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** Robert Vera

**Applicant:** Robert Vera

**Representative:** Henry Vera

**Location:** 2402 Monterey Street

**Legal Description:** Lot 7, Block 5, NCB 2357,

**Total Acreage:** 0.1815

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** Historic Westside Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Monterey Street

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 15, 2010

**Plan Goals:**

- Community health, education, and well-being goal
  - 13: strengthen the family unit

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

- Single-family homes on individual lots, on streets with low traffic volumes
- Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this category
- Pre-existing commercial buildings under 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6

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

**Description of Land Use Category:**

- Duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses
- Generally placed at the perimeter of neighborhoods and on collector streets
- Low density residential uses are also allowed

**Permitted Zoning Districts:** R-3, 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 Land Use Classification:**

Single-Family Home

Direction: North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Home

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Home

Direction: South

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Home

Direction: West

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Home

### **FISCAL IMPACT:**

None

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

The property is not within a regional center nor is it within a Premium Transit Corridor.

### **STAFF ANALYSIS AND RECOMMENDATION:**

Staff recommends Denial.

The applicant is seeking a plan amendment in order to rezone the subject property from “R-4” Single-Family Residential District to “RM-4” Residential Mixed District.

The requested “RM-4” is not consistent with the “Low Density Residential” land use component of Guadalupe/Westside Community Plan. Further, the proposed amendment would place a higher intensity residential designation in the middle of a low intensity residential neighborhood composed of single-family residential homes.

**ALTERNATIVES:**

1. Recommend Approval of the proposed amendment to the Guadalupe/ Westside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z-2019-10700348

Current Zoning: "R-4" Single-Family Residential District

Proposed Zoning: "RM-4" Residential Mixed District

Zoning Commission Hearing Date: February 18, 2020