



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1248  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 1/27/2021  
**Title:** PLAN AMENDMENT CASE PA-2020-11600068 (Council District 5): A request by Arleth Estrada, applicant, for approval of a Resolution to amend the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed-Use" on 0.271 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700238) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department).  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment PA 2020-11600068  
(Associated Zoning Case Z-2020-10700238)

**SUMMARY:**

**Comprehensive Plan Component:** Lone Star Community Plan

**Plan Adoption Date:** March 21, 2013

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

**Proposed Land Use Category:** "Low Density Mixed-Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 16, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Patricia Rodriguez

**Applicant:** Arleth Estrada

**Representative:** Arleth Estrada

**Location:** 119 Pruitt Avenue

**Legal Description:** 0.271 acres out of NCB 3873

**Total Acreage:** 0.271 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Collins Garden Neighborhood Association, Lone Star Neighborhood Association

**Applicable Agencies:** Parks, Lackland

**Transportation**

**Thoroughfare:** Pruitt Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance.

**Routes Served:** 43, 44, 243

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Lone Star Community Plan

**Plan Adoption Date:** March 21, 2013

Lone Star Community Plan Focus Areas:

LU-2: Incorporate site and building design principles including attractive and functional streetscapes, inviting public spaces, creative design and material selection, sustainable development techniques, and a mix of uses into new development and redevelopment projects.

LU-3: Attract/retain office, retail, and service uses through zoning and development incentives.

QL-3: Rehabilitate existing housing stock.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

Low Density Residential primarily includes single-family detached houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are acceptable when located on the same lot as the principal residence. Existing structures that were originally constructed as multi-family housing may continue this use when located within the low-density residential areas. Low Density Residential uses should be located away from major arterials.

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

**Land Use Category:** “Low Density Mixed Use”

**Description of Land Use Category:**

Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure or found on the same lot or block. The mix of uses promotes walk-ability, therefore all mixed use developments should be designed for the pedestrian. This form of development is typically located along or near major arterials or collectors and may serve as a transition from High Density Mixed Use to lower intensity land uses such as Low Density Residential.

**Permitted Zoning Districts:** RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single Family Residential

Direction: North

**Future Land Use Classification:**

N/A

**Current Land Use Classification:**

Vacant Land/Creek

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single Family Residential

Direction: South

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single Family Residential

Direction: West

**Future Land Use Classification:**

“Public Institutional”

**Current Land Use Classification:**

Public School

**FISCAL IMPACT:**

None

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

The property is not part of a Regional Center and is not within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff recommends Approval.

The applicant seeks a Plan Amendment from “Low Density Residential” to “Low Density Mixed-Use”. The proposed “Low Density Mixed Use” is consistent with land use in the area and is established on properties to the north and south of the subject site. This land use is also appropriate abutting “Public Institutional” land use. The desired “IDZ-2” base zoning proposes commercial and residential uses, which are classified and consistent with the “Low Density Mixed Use” land use category.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Lone Star Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700238**

**Current Zoning:** "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Proposed Zoning:** "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial and for four (4) residential units

**Zoning Commission Hearing Date:** February 2, 2021