



City of San Antonio

Agenda Memorandum

File Number:19-5267

Agenda Item Number: 25.

Agenda Date: 7/24/2019

In Control: Planning Commission

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 recommends 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