



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1621

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**Agenda Item Number:** 22.

**Agenda Date:** 2/12/2020

**In Control:** Planning Commission

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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