



City of San Antonio

Agenda Memorandum

File Number:21-1017

Agenda Item Number: P-3.

Agenda Date: 2/18/2021

In Control: City Council A Session

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: Located at 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 AFB

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 and Planning Commission (7-0) recommend Approval.

The applicant seeks a Plan Amendment from “Low Density Residential” to “Low Density Mixed-Use”. The applicant proposes a mixed-use project of commercial and residential uses. There is Low Density Mixed-Use land use designations along the S. Flores corridor. The property is adjacent to the corridor and abutting the river. A low density mixed-use land use is appropriate at this location.

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: January 21, 2021