



City of San Antonio

Agenda Memorandum

Agenda Date: June 26, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600041
(Associated Zoning Case Z-2024-10700129)

SUMMARY:

Comprehensive Plan Component: Port San Antonio Regional Center Plan

Plan Adoption Date: December 2021

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Urban Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 26, 2024

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Pradeep Yamsani & Pavan Manchiganta

Applicant: Pradeep Yamsani

Representative: Killen, Griffin & Farrimond, PLLC

Location: 7702 Southwest Loop 410

Legal Description: Lot 43, Block 139, NCB 15229

Total Acreage: 5.0820 acres

Notices Mailed

Owners of Property within 200 feet: 60

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: TxDOT, Lackland AFB

Transportation

Thoroughfare: Southwest Loop 410

Existing Character: Interstate Highway

Proposed Changes: None known.

Thoroughfare: Southwest Loop 410 Access Road

Existing Character: Minor

Proposed Changes: None known.

Public Transit: There is no public transit within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: Port San Antonio Regional Center Plan

Plan Adoption Date: December 2021

Plan Goals:

- Land Use Strategy 1.1: In existing neighborhoods, require future redevelopment and changes in property uses to complement existing residences, in terms of density, heights, and setbacks.
- Land Use Strategy 3.4: In areas designated as Urban Mixed-Use, ensure that density and intensity complement neighboring properties and do not have a negative impact on the stability of existing neighborhoods.

Comprehensive Land Use Categories:

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.

Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15

IDZ and PUD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Comprehensive Land Use Categories:

Land Use Category: “Urban Mixed Use”

Description of Land Use Category: Urban Mixed-Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed-Use development is typically larger scale than Neighborhood Mixed-Use and smaller scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than

one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, AE-4.

IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant Land

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwellings

Direction: South

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-Family Dwellings

Direction: East

Future Land Use Classification: “Low Density Residential,” “Employment/Flex Mixed Use”

Current Land Use Classification: Single-Family Dwellings, Church, Daycare, Fire Department

Direction: West

Future land Use Classification: “Regional Mixed Use”

Current Land Use Classification: Interstate Highway, Vacant Land

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is located within the Port San Antonio Regional Center but is not within ½ a mile of a Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff Recommends Denial.

The proposed Plan Amendment from “Low Density Residential” “to “Urban Mixed Use” is requested to rezone the property to "MXD" Mixed-Use Development District with a maximum density of 30 units. The proposed “Urban Mixed Use” is inappropriate and inconsistent with abutting land uses. The existing “Low Density Residential” permits single-family residential uses, which is characteristic of the existing surrounding area. Introducing “Urban Mixed Use” to the area would allow the introduction of more dense residential uses and commercial uses to the current single-family residential neighborhood. There is “Regional Mixed Use” nearby, however it is on the other side of Loop 410 and is currently vacant land.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700129

Current Zoning: “R-6 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: “MXD MLOD-2 MLR-1 AHOD” Mixed-Use Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a maximum density of 30 units

Zoning Commission Hearing Date: July 16, 2024