



City of San Antonio

Agenda Memorandum

Agenda Date: December 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600085

(Associated Zoning Case Z-2023-10700334)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Low Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Jason Goldblum & Veronica Adriana Goldblum

Applicant: Jason Goldblum & Veronica Adriana Goldblum

Representative: Ortiz McKnight, PLLC

Location: 1402 Walkers Way

Legal Description: Lot 3, Block 3, NCB 17160

Total Acreage: 0.7705 acres

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association within 200'

Applicable Agencies: Planning Department, Fort Sam Houston, Martindale Army Airfield

Transportation

Thoroughfare: Walkers Way

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are VIA bus routes in proximity to the subject property.

Routes Served: 2

Comprehensive Plan

San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Plan Goals:

- Goal I: Protect the quality of life of residents including health, safety and welfare
 - Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards
 - Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours
- Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Comprehensive Land Use Categories

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Low intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood.

Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established.

Examples are flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.

Permitted Zoning Districts: NC, C-1, O-1

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Single family homes and accessory dwellings on a single lot.

Ideally within walking distance of schools and neighborhood commercial uses.

Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP

Land Use Overview

Subject Property

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Medical office

Direction: East

Future Land Use Classification:

“Community Commercial”, “High Density Residential”

Current Land Use Classification:

Office building, Apartments

Direction: South

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Residential dwelling

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Residential dwelling

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within Regional Center or within a ½ mile of a Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff Recommends Approval.

The proposed Plan Amendment from “Neighborhood Commercial” to “Low Density Residential” is requested in order to rezone the property to “R-6 PUD” Residential Single-Family Planned Unit Development for single-family residential development and is part of an existing Planned Unit Development, approved in 2000. While the property is proximate to Blanco Road, a commercial corridor, it is directly abutting a residential neighborhood. The proposed use aligns with the existing development pattern and is consistent with the surrounding land uses to include the single family residential and multifamily development to the east and south, and low intensity commercial development to the north. Additionally, the proposal supports the goals of the Strategic Housing Implementation Plan by increasing housing to accommodate the city’s growing population.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700334

Current Zoning: "C-1 PUD MLOD-1 MLR-2 AHOD" Light Commercial Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: to "R-6 PUD MLOD-1 MLR-2 AHOD" Residential Single-Family Planned Unit Development Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: December 19, 2023