



City of San Antonio

Agenda Memorandum

Agenda Date: August 15, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600051

(Associated Zoning Case Z-2024-10700125)

SUMMARY:

Comprehensive Plan Component: Port San Antonio Area Regional Center Plan

Plan Adoption Date: December 2, 2021

Current Land Use Category: "Urban Mixed Use"

Proposed Land Use Category: "Urban Low Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 14, 2024

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: OE Investments, Inc

Applicant: Buck Benson

Representative: Buck Benson

Location: 1411 Springvale Drive

Legal Description: 8.15 acres out of NCB 15193

Total Acreage: 8.15

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland Air Force Base

Transportation

Thoroughfare: Springvale Drive

Existing Character: Collector

Proposed Changes: None known.

Thoroughfare: Valley Hi Drive

Existing Character: Minor, Secondary Arterial A

Proposed Changes: None known.

Thoroughfare: Cedarhurst Drive

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 611, 616

Comprehensive Plan

Comprehensive Plan Component: Port San Antonio Area Regional Center Plan

Plan Adoption Date: December 2, 2021

Plan Goals: Goal 4: Increase housing options while preserving or increasing home ownership rates.

- Introduce a variety of housing options in the area, particularly those currently under-represented or missing from the area that may appeal to current or future residents, including those employed within the Regional Center area.
- Preserve existing family-friendly neighborhoods and seek a healthy portfolio of housing types in the Port San Antonio Area Regional Center.

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, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and 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.

Comprehensive Land Use Categories

Land Use Category: "Urban Low Density Residential"

Description of Land Use Category: Urban Low Density Residential includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden- style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC.

IDZ, PUD, MXD, and TOD 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: "Urban Mixed Use"

Current Land Use Classification: Vacant Land

Direction: North

Future Land Use Classification: "Urban Mixed Use", "Low Density Residential"

Current Land Use Classification: Vacant Land, Single- Family Residential Neighborhood, Multi-Family Development

Direction: East

Future Land Use Classification: "Urban Mixed Use", "Military"

Current Land Use Classification: Multi-Family Development, Lackland AFB

Direction: South

Future Land Use Classification: "Urban Mixed Use"

Current Land Use Classification: Retail, Auto Parts Retail, Fast Food

Direction: West

Future Land Use Classification: "Urban Mixed Use"

Current Land Use Classification: Rayburn Middle School, Fast Food

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Port San Antonio Regional Center but is not within ½ a mile from the 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. Planning Commission recommendation pending the August 14, 2024 hearing.

The proposed land use amendment from “Urban Mixed Use” to “Urban Low Density Residential” is requested to rezone the property to "R-6" Residential Single-Family District. The proposed land use is consistent with the existing Low Density Residential to the north, extending the single-family dwelling use for more housing along the Springvale corridor. Staff finds the residential use a better fit for the property, located across the street from Rayburn Middle School. The existing high intense commercial zoning could negatively impact the school and cause security issues for the children during their commute.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700125

Current Zoning: “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, “C-2 MLOD-2 MLR-1 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and “C-3 MLOD-2 MLR-1 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Proposed Zoning: “R-6 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: August 6, 2024