



City of San Antonio

Agenda Memorandum

Agenda Date: March 27, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600014
(Associated Zoning Case Z-2024-10700043)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: October 26, 2005

Current Land Use Category: “Parks Open Space”

Proposed Land Use Category: “High Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 27, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: 2022 Blanco Inc.

Applicant: Sonoma Housing Advisors, LLC (c/o Brett Kimbro)

Representative: Brown & McDonald, PLLC (c/o Caroline McDonald)

Location: 3400 Mission Road

Legal Description: 5.56 acres out of NCB 7657

Total Acreage: 5.56 Acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Hot Wells Mission Reach Neighborhood Association and Mission San Jose Neighborhood Association

Applicable Agencies: Stinson Municipal Airport, Parks and Recreation, World Heritage Office, Planning Department, Office of Historic Preservation

Transportation

Thoroughfare: Mission Road

Existing Character: Minor

Proposed Changes: None Known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 102, 242

Comprehensive Plan

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999. Amended October 26, 2005.

Plan Goals:

Some of the guiding principles of the Master Plan Policies include:

- Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
- Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.
- Encourage a balance of new development and redevelopment of target areas.

Comprehensive Land Use Categories

Land Use Category: “Parks Open Space”

Description of Land Use Category:

Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).

Permitted Zoning Districts: NA

Comprehensive Land Use Categories

Land Use Category: “High density Residential”

Description of Land Use Category:

High-density residential uses include apartments with more than four dwelling units on an individual lot. All residential uses can be found within this classification. High density residential provides for compact development consisting of the full range of residential types, including apartments, condominiums and assisting living facilities. High density residential is typically located along or near major arterials or collectors. This classification may be used as a transitional buffer between lower density residential uses and non-residential uses. High density residential uses should be located in a manner that does not route traffic through other residential uses.

Permitted Zoning Districts: NA

Land Use Overview

Subject Property

Future Land Use Classification:

“Parks Open Space”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Parks Open Space”

Current Land Use Classification:

Vacant, Single-Family Residential

Direction: East

Future Land Use Classification:

“Parks Open Space”

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

“Parks Open Space” and “Regional Commercial”

Current Land Use Classification:

General Commercial

Direction: West

Future Land Use Classification:

“Regional Commercial” and “Community Commercial”

Current Land Use Classification:

General Commercial, Commercial

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center but is within a ½ mile of the Rockport Subdivision and Looper Premium Transit Corridors.

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 “Parks Open Space” to “High Density Residential” is requested to rezone the property to “MF-18” Limited Density Multi-Family District. Within the South Central San Antonio Community Plan, guiding principles request that development patterns provide a multitude of housing choices and efficient infrastructure. The requested land use would

align with these principles by permitting more dense housing. Surrounding land use is “Parks Open Space,” “Community Commercial,” and “Regional Commercial” making the proposed “High Density Residential” appropriate to the area, a transition to the “Low density Residential” to the north, and ideal for a denser housing land use.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700043

Current Zoning: "C-3 H RIO-5 AHOD" General Commercial Mission Historic Overlay River Improvement Overlay 5 Airport Hazard Overlay District

Proposed Zoning: "MF-18 H RIO-5 AHOD" Limited Density Multi-Family Mission Historic Overlay River Improvement Overlay 5 Airport Hazard Overlay District

Zoning Commission Hearing Date: April 2, 2024