



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 16, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600026

(Associated Zoning Case Z-2022-10700079)

**SUMMARY:**

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

**Plan Adoption Date:** May 20, 2010

**Current Land Use Category:** "Medium Density Residential"

**Proposed Land Use Category:** "High Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 13, 2022

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** Vicen Drywall and Paint INC

**Applicant:** Urbane Engineer, LLC

**Representative:** Urbane Engineer, LLC

**Location:** Generally located in the 4200 Block of Naco Perrin Boulevard

**Legal Description:** Lot TR-34A, NCB 14943

**Total Acreage:** 1.116

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Hills of Park North Neighborhood Association

**Applicable Agencies:** Planning Department

## **Transportation**

**Thoroughfare:** Naco Perrin Boulevard

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Capotillo Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 9, 14 and 502

## **COMPREHENSIVE PLAN**

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

**Plan Adoption Date:** May 20, 2010

**Relevant goals/recommendations/strategies of the San Antonio International Airport Vicinity Land Use Plan may include:**

Land Use Goal I: Protect the quality of life of residents including health, safety and welfare

Land Use Objective 1.1 Protect integrity of existing residential neighborhoods and prevent

**Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:**

GCF Policy 9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels, excessive noise pollution and other airport hazards.

## **Comprehensive Land Use Categories**

**Land Use Category:** “Medium Density Residential”

**Description of Land Use Category:** Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes. Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate

**Permitted Zoning Districts:** R-3, RM-4, RM-5, RM-6 (and less intense residential zoning districts), MF-18, Multifamily

**Land Use Category:** “High Density Residential”

**Description of Land Use Category:** All residential uses, including apartments, condominiums and assisted living facilities. Typically located along or near major arterials or collectors. May be used as a transitional buffer between lower density residential uses and non-residential uses

**Permitted Zoning Districts:** MF-25, MF-33, MF-40, MF-50

## **Land Use Overview**

Subject Property

**Future Land Use Classification:** “High Density Residential”

**Current Land Use Classification:** “Medium Density Residential”

Direction: North

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** residential homes

Direction: East

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** residential homes

Direction: South

**Future Land Use Classification:** “Medium Density Residential”

**Current Land Use Classification:** mixed residential homes

Direction: West

**Future Land Use Classification:** “Community Commercial”

**Current Land Use:** commercial uses

**ISSUE:** None.

**FISCAL IMPACT:** There is no fiscal impact.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff and Planning Commission recommend Approval.

The applicant seeks a Plan Amendment to “High Density Residential” to rezone to “MF-33” Multi-Family District. The proposed land use is compatible with the multiplex residential and commercial development surrounding the subject property.

The “High Density Residential” land use is appropriate for a corner lot and provides a good transition to the existing “Community Commercial,” “Medium Density” and “Low Density Residential” land uses in the area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z-2022-10700079

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Proposed Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

**Zoning Commission Hearing Date:** April 19, 2022