



City of San Antonio

Agenda Memorandum

Agenda Date: March 2, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

Plan Amendment PA-2022-11600118
(Associated Zoning Case Z-2022-10700337)

SUMMARY:

Comprehensive Plan Component: Highway 151 and Loop 1604 Regional Center Plan

Plan Adoption Date: April 14, 2022

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 11, 2023

Case Manager: Camryn Blackmon, Planner

Property Owner: GreenGate Village, LP

Applicant: IMPACT Developers

Representative: Killen, Griffin & Farrimond, PLLC

Location: 2010 West Loop 1604

Legal Description: 3.253 acres out NCB 17647

Total Acreage: 3.253

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Oak Creek Community Association

Applicable Agencies: Lackland Airfield

Transportation

Thoroughfare: Loop 1604 West Access

Existing Character: None

Proposed Changes: None Known

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

Routes Served: 64 and 620

Comprehensive Plan

Comprehensive Plan Component: Highway 151 & Loop 1604 Area Regional Center Plan

Plan Adoption Date: April 14, 2022

Plan Goals:

Goal 5: Provide a diverse array of housing options for all stages of a resident's life.

Housing:

- Strategy 1.1 (Regulatory and Policy, Partnerships) Work with vacant property owners and developers to integrate multi-family developments into larger mixed-use projects or areas. Require projects to orient to streets and pedestrian paths and provide connections to adjacent and nearby commercial areas.
- Strategy 1.2 (Regulatory and Policy, Partnerships) Promote higher density multi-family housing in a mixed-use environment near VIA Metropolitan Transit bus infrastructure to support transit-oriented development.

Comprehensive Land Use Categories

Land Use Category: "Commercial Community"

Description of Land Use Category: Community Commercial includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted Zoning Districts: O-1.5, NC, C-1, and C-2.

Land Use Category: "Medium Density Residential"

Description of Land Use Category: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain 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, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP. Typical densities in this land use category would range from 13 to 33 dwelling units per acre.

Land Use Overview

Subject Property

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

Low Density Residential Estate

Current Land Use Classification:

Single Family Residential

Direction: South

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

Employment Flex/Mixed Use

Current Land Use Classification:

Vacant

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 and Recommendation: Staff and Planning Commission recommend Approval.

The proposed land use amendment from “Commercial Community to “Medium Density Residential” is requested in order to rezone the property to "MF-33” Multi-Family District. This is consistent with the Highway 151 and Loop 1604 Area Regional Center Plan’s goals and strategies provide a diverse array of housing options for all stages of a resident’s life.

The future land use classification for the property of “Community Commercial”, is compatible with the existing uses in the area as is the proposed Plan Amendment to “Medium Density Residential”. The request is also consistent with the goals and objectives of the Strategic Housing Implementation Plan for diverse housing options for all economic levels. The “Medium Density Residential” land use classification would be an appropriate buffer between the existing “Low Density Residential” land use to the south and east of the property and the “Community Commercial” to the north and south of the subject site.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700337

Current Zoning: "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Self Service Storage

Proposed Zoning: "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: January 17, 2023