



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 3

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600114
(Associated Zoning Case Z-2022-10700326)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Current Land Use Category: “General Urban Tier” and “Mixed Use Center”

Proposed Land Use Category: “General Urban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 14, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Yellowstone Real Estate, Inc

Applicant: Yellowstone Real Estate, Inc

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 1046 East Chavaneaux Road

Legal Description: 14.98 acres out of NCB 11166

Total Acreage: 14.98

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Applicable Agencies: Planning Department, Aviation Department

Transportation

Thoroughfare: E Chavaneaux Road

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 42

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Goals:

- HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area
- HOU-1.2 Encourage higher-density housing at strategic nodes
- HOU-2.3 Promote Heritage South as an area of choice for prospective home buyers

Comprehensive Land Use Categories

Land Use Category: “Mixed Use Center”

Description of Land Use Category:

- Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses
- Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses
- Mixed Use Centers serve Suburban, General Urban, and Rural tiers outside of the Urban Core. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

Permitted Zoning Districts: MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

Comprehensive Land Use Categories

Land Use Category: “General Urban Tier”

Description of Land Use Category:

- Generally: Small tract detached, Multi-Family (apartments, quadrplexes, triplexes, and duplexes; townhouse (condominiums)
- Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/ work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

- Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview

Subject Property

Future Land Use Classification:

General Urban Tier, Suburban Tier, Mixed Use Center

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Mixed Use Center and General Urban Tier

Current Land Use Classification:

Storage Lots

Direction: East

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

Single Family Residence

Direction: South

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

General Urban Tier

Current Land Use:

Car Parts Sales and Auto Storage Junk Yard

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

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

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 “General Urban Tier” and “Mixed Use Center” to “General Urban Tier” is requested in order to rezone the property to "RM-4" Residential Mixed District. This is consistent with the Heritage South Sector Plan’s objective to encourage a mix of housing types, including multi-family homes within the area. The future land use classification for the property is “Mixed Use Center,” which is not compatible with the existing land use along the west side of Chavaneaux, a local street. The “Mixed Use Center” land use is generally isolated to properties closer to Loop 410 and Roosevelt. The proposed Plan Amendment to “General Urban Tier” is a compatible transition with the “General Urban Tier” to the west of the subject property and allows for consolidation of the land use.

Heritage South Sector Plan Criteria for review include:

- The recommended land use pattern identified in the Heritage South Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Heritage South Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the Heritage South Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700326

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Zoning Commission Hearing Date: December 20, 2022