



City of San Antonio

Agenda Memorandum

Agenda Date: August 9, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment PA-2023-11600047
(Associated Zoning Case Z-2023-10700156)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Current Land Use Category: "Medium Density Residential and "Public Institutional"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 9, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Urbano San Roman

Applicant: Kokopelli Development Team LLC

Representative: Kokopelli Development Team LLC

Location: 5315 Blanco Road

Legal Description: 0.950 acres out of NCB 10353

Total Acreage: 0.950 acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: North Central and North Shearer Hills

Applicable Agencies: Planning Department and San Antonio International Airport

Transportation

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

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

Routes Served: 2, 202, 651

Comprehensive Plan

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Plan Goals:

Relevant Goals and Strategies of the Greater Dellview Area Community Plan may include:

- Goal 5: Housing Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long-term investment in the area.
- Objective 5.2: Housing Design Standards and Certainty Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development.

Relevant Goals and Policies of the Comprehensive Plan may include:

- 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.
- H Goal 3: Housing choices are available in walkable and bikeable neighborhood located near transit, employment, retail, medical and recreational amenities.

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category: This category encompasses duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses. Medium density residential is most appropriately placed at the perimeter of a neighborhood’s low density core, and is recommended on collectors or higher. Low density residential uses are also allowed in this category. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

Permitted Zoning Districts: R-4 RM-4 R-5 RM-5 R-6 RM-6

Land Use Category: “Public Institutional”

Description of Land Use Category: Public/Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. The location for these services include where they currently reside, as well as where they best meet the future needs of the community. Examples of public institutional uses include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.

Permitted Zoning Districts:

Land Use Category: “High Density Residential”

Description of Land Use Category: This category encompasses uses with more than four units on individual lots including apartment complexes and condominiums. High density residential land use is most appropriately placed as a transition between medium density residential land use and commercial uses, and should be located on arterials or higher order roadways. Medium density

residential uses are also allowed in this category. Whenever possible, the community desires that new high density residential development be in conformance with the scale, height, and massing of the majority of high density residential uses that already exist in the area.

Permitted Zoning Districts: RM-4 MF-25 RM-5 MF-33 RM-6 MF-40

Land Use Overview

Subject Property

Future Land Use Classification:

“Medium Density Residential” and “Public Institutional”

Current Land Use Classification:

Auto Sales

Direction: North

Future Land Use Classification:

“Public Institutional”

Current Land Use Classification:

Church

Direction: East

Future Land Use Classification:

“Public Institutional”

Current Land Use Classification:

School

Direction: South

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Restaurant and Convenience Store

Direction: West

Future Land Use Classification:

“Medium Density Residential”

Current Land Use:

Apartments

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within the Regional Center but is within ½ a mile from the San Pedro 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.

The proposed land use amendment from “Medium Density Residential and “Public Institutional” to “High Density Residential” is requested to rezone the subject property to “MF-33” Multi-family District, to develop apartments. While “Medium Density Residential and “Public Institutional” is an appropriate land use designation, “High Density Residential” is appropriate as well.

The subject site abuts properties with future land use classification of “Medium Density Residential” and north of the property there is “High Density Residential” with residential uses. The proposed plan amendment is consistent with the established residential density for the area and will not conflict with abutting properties.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700156

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "O-2" High-Rise Office Airport Hazard Overlay District

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

Zoning Commission Hearing Date: August 15, 2023