



City of San Antonio

Agenda Memorandum

Agenda Date: August 17, 2023

In Control: City Council Zoning and Land Use Section

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 8, District 7, District 1

SUBJECT:

Plan Amendment PA-2023-11600048 (Text Amendment, No Associated Zoning Case)

SUMMARY:

Comprehensive Plan Component: Medical Center Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Proposed Text Amendment: Adoption of the Denman Neighborhood Profile and Priorities as a component of the Medical Center Area Regional Center Plan

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 26, 2023

Case Manager: Rudy Niño, Jr., Interim Director, Planning Department

Property Owner: N/A

Applicant: City of San Antonio Planning Department

Representative: Rudy Niño, Jr., Assistant Director/Interim Director

Location: N/A

Legal Description: N/A

Total Acreage: N/A

Notices Mailed

Owners of Property within 200 feet: N/A

Registered Neighborhood Associations within 200 feet:

Within the Neighborhood Profile and Priorities Area:

- 8000 Del Donore Homeowner Association
- Mockingbird Hill Neighborhood Association

Within the Medical Center Area Regional Center Plan boundaries:

- Dream Hill Estates Neighborhood Association
- Honey Hill Homeowner Association
- Pheasant Creek Homeowner Association
- 165 Association Homeowner Association
- Kensington Row Homeowner Association
- Laurel Hills Neighborhood Association

Within 200 feet of the Medical Center Area Regional Center Plan boundaries:

- Cypress Hollow Homeowner Association
- Alamo Farmsteads Babcock Road Neighborhood Association
- Oakland Estates Neighborhood Association
- Shenandoah Homeowner Association

Applicable Agencies: N/A

Comprehensive Plan

Comprehensive Plan Component: Medical Center Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Plan Goals:

- Goal 1: Enhanced Mobility Options – Increase pedestrian safety through street design.
- Goal 2: Facilitate Parks and Open Spaces – Capitalize on natural assets and underutilized areas to provide centralized public open and green spaces that promote healthy living and community wellness, and that are inviting to area residents, workers, and visitors.
- Goal 3: Promote a Healthy Environment – Promote urban design standards that create healthy and sustainable environments.

Neighborhood Priorities:

- Neighborhood Character – Preserve the character of neighborhoods through the use of buffers, setbacks, and appropriate transitions between different zoning districts.
- Environmental Resiliency – Promote a healthy environment by protecting and maintaining the existing tree canopy. Plan appropriately for storm water runoff and flood mitigation.
- Neighborhood Representation – Increase neighborhood participation and support a sense of community identity and ownership by empowering residents to create an active organization or association that will advocate for neighborhood interests.

ISSUE:

None.

ALTERNATIVES:

1. Recommend Denial of the proposed resolution amending the Medical Center Area Regional Center Plan.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

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

Each SA Tomorrow sub-area plan includes a section for Neighborhood Profiles and Priorities, which are typically developed as part of the sub-area planning process; and are intended to provide special attention to prior neighborhood planning efforts and recognize the community groups and individuals who were instrumental in their creation or provide policy consistency and key recommendations and strategies for those neighborhoods without a previous plan. The Medical Center Area Regional Center does not encompass any areas that had a previously adopted neighborhood or community plan.

The existing Neighborhood Profile and Priorities section of the Medical Center Area Regional Center Plan incorporates and summarizes input from multiple residents and neighborhoods, as well as a neighborhood coalition group. The current text generally addresses the strengths, opportunities, challenges, and priorities of neighborhoods throughout the plan area. In 2022, at the request of City Council District 8 and residents who live in neighborhoods surrounding the Denman Estate Park, the Planning Department initiated the development of the Denman Neighborhood Profile and Priorities to be included in the Medical Center Area Regional Center Plan.

Residents from the Mockingbird Hill, 8000 Del Donore, and Oaks of Northwest neighborhoods formed a Steering Committee to work with the Planning Department and City Council District 8 staff. All residents in the area were mailed invitations to attend two community meetings during the process. Planning Department staff worked with area residents and neighborhood/homeowner associations to identify specific strengths, opportunities, challenges, priorities, and recommendations to more efficiently direct public and private investment within the city to help neighborhoods achieve short-term goals and long-term visions.

Key priorities and recommendations in the Denman Neighborhood Profile and Priorities address Comfort and Safety, Connectivity, Drainage, Future Land Use, Park and Neighborhood Programs, and Neighborhood Character. This proposed plan amendment adds new text to the plan, does not change any previously adopted text, and will not change the adopted Future Land Use of any property within the plan area.

The draft Denman Neighborhood Profile and Priorities document was shared with the Steering Committee members on June 30, 2023.