



City of San Antonio

Agenda Memorandum

Agenda Date: January 26, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600067
(Associated Zoning Case Z-2021-10700207)

SUMMARY:

Comprehensive Plan Component: UTSA Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 26, 2022. This case is continued from January 12, 2022.

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: DeZavala Ventures, Ltd

Applicant: DeZavala Ventures, Ltd

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 6400 Block of De Zavala Road.

Legal Description: 13.00 acres out of NCB 14861

Total Acreage: 13.00

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Oakmont Downs

Homeowners Association

Applicable Agencies: Camp Bullis JBSA

Transportation

Thoroughfare: De Zavala Road

Existing Character: Principal

Proposed Changes: None Known

Public Transit: There is one (1) VIA bus route within walking distance of the subject property.

Routes Served: 604

Comprehensive Plan

Comprehensive Plan Component: UTSA Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Plan Goals:

Goal 1: Housing: Support diverse, affordable, and abundant housing options with an emphasis on mixed-use development that is safe, comfortable, and attractive for current and future residents of the UTSA Area.

Encourage development of a variety of housing types, sizes, costs, and densities.

Encourage mixed-use development with connections to existing residential areas, employment, recreational amenities, transit, and retail.

Encourage housing quality that reflects the economic diversity of those working and studying in the UTSA Area, and encourage density to maintain the work-live-play-study environment and to minimize commute times.

Comprehensive Land Use Categories:

Land Use Category: "Community Commercial"

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. IDZ, PUD, MXD, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

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. IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above

Land Use Overview:

Subject Property

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Vacant Lot

Direction: North

Future Land Use Classification: “Community Commercial”, “Medium Density Residential”, “Urban Low Density Residential”

Current Land Use Classification: Single-Family Dwellings,

Direction: East

Future Land Use Classification: “Community Commercial”, “Low Density Residential”

Current Land Use Classification: Single-Family Dwellings, Strip Mall

Direction: South

Future Land Use Classification: “Community Commercial”, “Medium Density Residential”

Current Land Use Classification: Apartment Complex, Convenience Store

Direction: West

Future Land Use Classification: “Medium Density Residential”

Current Land Use Classification: Apartment Complex

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 recommends Approval.

The applicant seeks a Plan Amendment to “Medium Density Residential” to rezone to “MF-25” Low Density Multi-Family. The proposed “Medium Density Residential” is consistent with the “Medium Density Residential” land use to the northwest and the south of the subject site as well as the surrounding “Community Commercial” land use.

The Plan Amendment request aligns with the housing goals of the UTSA Area Regional Center Plan. The current area is underdeveloped and could use additional housing options. Additionally, the site's proximity to the University of Texas at San Antonio is conducive to more density and the proposed "Medium Density Residential" land use provides a moderate alternative.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700207

Current Zoning: "C-2" Community Commercial District

Proposed Zoning: "MF-25" Low Density Multi-Family District

Zoning Commission Hearing Date: February 1, 2022