



City of San Antonio

Agenda Memorandum

Agenda Date: February 23, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600009
(Associated Zoning Case Z-2022-10700021)

SUMMARY:

Comprehensive Plan Component: West\Southwest Sector Plan
Plan Adoption Date: April 21, 2011
Current Land Use Category: "Suburban Tier"
Proposed Land Use Category: "Mixed Use Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 23, 2022
Case Manager: Despina Matzakos, Planner
Property Owner: Ridge DB, LLC
Applicant: Ridge DB, LLC
Representative: Killen, Griffin & Farrimond, PLLC
Location: 10225 Braun Road
Legal Description: 3.897 acres out of NCB 34479
Total Acreage: 3.897 acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Enclave at Laurel Canyon Community Association Inc.

Transportation

Thoroughfare: Braun Road

Existing Character: Secondary Arterial A

Proposed Changes: None

Thoroughfare: Alyssum Field

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: NA

COMPREHENSIVE PLAN

Comprehensive Plan Component: West\Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals:

Relevant goals/recommendations/strategies of the West\Southwest Sector Plan may include:

Goal ED-2 Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities

Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

Goal HOU-2 New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments

Goal NR-1 Floodplains, watersheds, steep slopes and hill tops, viewsheds, wildlife habitat, open spaces, and natural features are protected, preserved, and managed

Goal LU-3 Existing corridors are transformed, and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community

Goal LU-5 Pedestrians are provided safe and accessible routes

COMPREHENSIVE LAND USE CATEGORIES

Land Use Category: Suburban Tier

Description of Land Use Category:

RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors and should not encroach into residential areas. Neighborhood uses should be

accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD.

Land Use Category: Mixed Use Center

Description of Land Use Category:

RESIDENTIAL: Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses.

NON-RESIDENTIAL: Community Commercial, Office, Mixed Use Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses.

LOCATION: Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. 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

LAND USE OVERVIEW

Subject Property

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Open Land, Campground

Direction: North

Future Land Use Classification:

Suburban Tier, OCL

Current Land Use Classification:

Single-Family Homes, Open Land

Direction: East

Future Land Use Classification:

OCL, Suburban Tier

Current Land Use Classification:

Greater Helotes Little League, Single-Family Homes, Empty Land

Direction: South

Future Land Use Classification:

UZROW, Natural Tier, Suburban Tier

Current Land Use Classification:

UZROW, Single-Family Homes, Paving Contractor

Direction: West

Future Land Use Classification:

Natural Tier, Suburban Tier

Current Land Use Classification:

Community Association Greenspace, Single-Family Homes

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 “Mixed Use Center” to rezone to “MXD” Mixed-Use District. The proposed “Mixed Use Center” land use is appropriate to the area. The subject property is currently vacant, adjacent to other vacant land and residential uses, and abutting Braun Road, a Secondary Arterial A that connects to Highway 1604. Transitioning this area to “Mixed Use Center” would support the West/Southwest Sector Plan objective of integrating mixed uses along the Corridor and making these areas accessible and pedestrian-friendly for surrounding communities. Furthermore, this designation would encourage the development of diverse housing options near existing developments. The site’s proximity to the Highway 1604 lends to the gradation of density outward from the Corridor, making the higher-density transition to “Mixed Use Center” appropriate.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700021

Current Zoning: "R-4" Residential Single-Family District

Proposed Zoning: "MXD" Mixed-Use District

Zoning Commission Hearing Date: March 1, 2022