



City of San Antonio

Agenda Memorandum

Agenda Date: June 8, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Plan Amendment Case PA-2022-1160042
(Associated Zoning Case Z-2022-10700127)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: General Urban Tier

Proposed Land Use Category: Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 8, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Roberto G. Martinez

Representative: Jessika A. Falcon

Location: 126 Northwest 36th Street

Legal Description: 0.4793 Acres out of NCB 8250

Total Acreage: 0.4793 Acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Memorial Heights and Los Puentes

Applicable Agencies: Lackland Military Airfield

Transportation

Thoroughfare: Northwest 36th Street

Existing Character: Secondary Arterial B

Proposed Changes: None Known.

Public Transit: There are VIA bus route in proximity to the property.

Routes Served: 75, 76, 276

Comprehensive Plan

Comprehensive Plan Component: West/ Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals:

- Goal 1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses:
 - Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby
- Goal HOU-3.3:
 - Re-invest in existing residential neighborhoods

Comprehensive Land Use Categories

Land Use Category: General Urban Tier

Description of Land Use Category:

- Residential- Small tract detached single family housing, multi-family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)
- Nonresidential- 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 Category: Mixed Use Center

Description of Land Use Category:

- Residential- Small tract detached single family housing, multi-family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)
- Nonresidential- 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:

MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, C-3, UD, FBZD, TOD, MXD, MPCD

Land Use Overview

Subject Property

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Church

Direction: East

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Construction Material Retailer

Direction: South

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Early Learning Center, Apartments

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Approval.
2. Make an Alternate Recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant seeks a plan amendment to “Mixed Use Center” in order to rezone to “IDZ-3” High Intensity Infill Development with uses permitted for twenty (20) dwelling units. Surrounding properties are designated “General Urban Tier.” The proposed “Mixed Use Center” land use is not appropriate and is completely out of character with the land use in the area. Under the current land use of “General Urban Tier” the applicant could request rezoning to “MF-33” Multi-Family Dwelling District for approximately 16 units. While the sector plan encourages new housing types, the proposed density of 20 units is not appropriate for this property.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest Sector Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the West/ Southwest 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 West/ Southwest 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, and, particularly, the mission of Lackland Airforce Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700127

Current Zoning: R-6 MLOD-2 MLR-1 AHOD” Single-Family Residential Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: “IDZ-3 MLOD-2 MLR-1 AHOD” High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units

Zoning Commission Hearing Date: June 21, 2022