City of San Antonio



**Agenda Memorandum**



**Agenda Date:** September 14, 2022

**In Control:** Planning Commission Meeting **DEPARTMENT:** Development Services Department **DEPARTMENT HEAD:** Michael Shannon **COUNCIL DISTRICTS IMPACTED:** District 2



**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600086 (Associated Zoning Case Z-2022-10700227)

**SUMMARY:**

**Comprehensive Plan Component:** Eastern Triangle Community Plan **Plan Adoption Date:** May 21, 2009

**Current Land Use Category:** “Low Density Residential”

**Proposed Land Use Category:** “Urban Living”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 14, 2022 **Case Manager:** Elizabeth Steward, Planner

**Property Owner:** RLR Investments LLC

**Applicant:** Stan Richard, RLR Investments LLC **Representative:** Trey Jacobson



**Location:** Generally located in the 200 block of Prashner **Legal Description:** Lot 50, NCB 12856

**Total Acreage:**  1.22

**Notices Mailed**

**Owners of Property within 200 feet:** 34

**Registered Neighborhood Associations within 200 feet:**  Eastern Triangle Neighborhood Association

**Applicable Agencies:** Planning Department and Martindale Army Airfield

**Transportation**

**Thoroughfare:** Prashner

**Existing Character:**  Local **Proposed Changes:** None Known

**Thoroughfare:** Kilrea Drive **Existing Character:** Local **Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property. Routes Served: 25, 22

**Comprehensive Plan**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Plan Goals**:

* OVERALL GOAL: A well trained workforce and safe, attractive corridors
* Goal 7: Economic development plan
* Goal 8: Thriving commercial corridors
* Goal 9: Diverse businesses and services
* Goal 10: Educated and well trained workforce
* Goal 11: Enhanced physical environment

**Comprehensive Land Use Categories**

**Land Use Category:** “Low Density Residential”

**Description of Land Use Category:**

* Low Density Residential Development includes Single Family Residential Development on individual lots.
* This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

**Comprehensive Land Use Categories**



**Land Use Category**: “Urban Living”

**Description of Land Use Category:**

* Urban Living provides for compact neighborhoods and centralized commercial centers that promote a sense of community that are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Town Center, and Transit-Oriented Development (TOD). Gated communities are not allowed in this land use category. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also allows for form based development, which emphasizes urban design in the form of regional centers and village development patterns.
* Mixed Use Centers include a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place.
* Mixed Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets.
* A Town Center provides a central civic function with mixed uses incorporated into the peripheral development.
* Neighborhood Centers have an identifiable nucleus or focal point and edges. Shopping, recreation and services are accessible by foot or transit. Neighborhood Centers have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities.
* Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bound by a parkway or boulevard

**Permitted Zoning Districts:** TND, TOD, MXD, UD, & FBZD

**Land Use Overview**

Subject Property

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** Community Commercial

**Current Land Use Classification:** Trucking Company

Direction: East

**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Single Family Residences

Direction: South



**Future Land Use Classification:** Low Density Residential

**Current Land Use Classification:** Single-Family Residences

Direction: West

**Future Land Use Classification:** Community Commercial **Current Land Use:**

Trucking Company

**ISSUE:** None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within a half mile of the Looper Premium Transit Corridor and is within the Fort Sam Houston Regional Center.

**FISCAL IMPACT:** There is no fiscal impact.  **ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial with an Alternate Recommendation for “Community Commercial.”

The proposed land use amendment from “Low Density Residential” to “Urban Living” is requested in order to rezone the property to "MXD" Mixed Use District. This is not consistent with the Eastern Triangle Community Plan’s objective to improve the quality, variety, and accessibility of the private and public housing stock for individuals of all ages and economic levels, since residential development is not proposed. The requested future land use classification of “Urban Living”, is not compatible with the existing uses along the US-90 corridor. A majority of the land use in the area is “Community Commercial” and “Low Density Residential.” Thus, Staff recommends Denial of “Urban Living” and recommends the Alternate of “Community Commercial” to maintain consistency with the US-90 Corridor. “Community Commercial” land use is also an appropriate buffer to “Low Density Residential.”



**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z-2022-10700227  **CURRENT ZONING:** "O-2 MLOD-3 MLR-1" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

**PROPOSED ZONING:** "MXD MLOD-3 MLR-1" Mixed Use Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

**Zoning Commission Hearing Date:** September 14, 2022

