



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