



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 1, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 4

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600089

(Associated Zoning Case Z-2022-10700234)

**SUMMARY:**

**Comprehensive Plan Component:** Port San Antonio Area Regional Center Plan

**Plan Adoption Date:** December 2, 2021

**Current Land Use Category:** “Regional Mixed Use”

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

**BACKGROUND INFORMATION:**

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

**Case Manager:** Ann Benavidez, Zoning Planner

**Property Owner:** Continental Homes of Texas, LP

**Applicant:** DHI Communities, a D.R. Horton Company

**Representative:** Killen, Griffin, and Farrimond, PLLC

**Location:** Generally located in the 7500 Block of Southwest Loop 410.

**Legal Description:** 28.79 acres out of NCB 15248

**Total Acreage:** 28.79 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 61

**Registered Neighborhood Associations within 200 feet:** People Active in Community Effort and Solana Ridge Homeowners Association

**Applicable Agencies:** Lackland Airforce Base, Planning Department

**Transportation**

**Thoroughfare:** Southwest Loop 410

**Existing Character:** Local

**Proposed Changes:** None Known.

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.

**Routes Served:** 611

**Comprehensive Plan**

**Comprehensive Plan Component:** Port San Antonio Area Regional Center Plan

**Plan Adoption Date:** December 2, 2021

**Plan Goals:**

- Goal 4: Increase housing options while preserving or increasing home ownership rates.
  - Introduce a variety of housing options in the area, particularly those currently under-represented or missing from the area that may appeal to current or future residents, including those employed within the Regional Center area.
  - Direct higher density housing options to targeted focus areas and along major corridors and encourage appropriate transitions of density and intensity to existing lower density neighborhoods.
  - Identify locations for future housing options and mixed-use/retail development uses so that they are close in proximity to encourage a vibrant and active area.

**Comprehensive Land Use Categories**

**Land Use Category:** “Regional Mixed Use”

**Description of Land Use Category:** The Regional Mixed-Use areas are intended to be centers with the highest intensity of uses and activity, serving nearby neighborhoods and regional interests alike. The residential components of projects in these areas are typically high density, incorporating first floor retail and commercial uses. A Regional Mixed-Use area is intended to serve as a hub for transportation and mobility, and as a value reference point for surrounding properties and future development. There are four areas in the Regional Center with the Regional Mixed-use designation – along the US-90 and Loop 410 interchange, at the existing Blue-Sky Towers further south and located west of Loop 410, immediately south of the Walmart Supercenter located on the southwest corner of the intersection of Loop 410 and Ray Ellison Boulevard, and east of Loop 410, immediately adjacent to the Freedom Hills Ranch Apartments. These areas are the highest intensity mixed-use areas, intended to host the most people living, working, and visiting/recreating.

**Permitted Zoning Districts:** MF-33, MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, and AE-4.

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: “Urban Mixed Use”**

**Description of Land Use Category:** Urban Mixed-Use integrates residential and commercial uses, creating walkable places with access to transit and a variety of active uses throughout the day. Properties located southwest of Lackland Air Force Base and fronting Military Drive are classified as Urban Mixed-Use, as are those between Old Pearsall Road, Military Drive, and Holm Road. Properties fronting Loop 410 and Valley Hi Drive are designated Urban Mixed-Use as well due to existing non-residential uses such as retail and office. The Urban Mixed-Use designation is applied in several different key locations within the Regional Center to create opportunities for new residential and commercial uses to be established along these corridor areas. Smaller areas with the Urban Mixed-Use designation can also be found along General McMullen Drive, Medina Base Road, and Ray Ellison Boulevard.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4.

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 Overview**

Subject Property

**Future Land Use Classification:**

Regional Mixed Use

**Current Land Use Classification:**

Residential Dwelling

Direction: North

**Future Land Use Classification:**

Regional Commercial

**Current Land Use Classification:**

Walmart

Direction: East

**Future Land Use Classification:**

UZROW, Regional Mixed Use, High Density Residential, Low Density Residential

**Current Land Use Classification:**

Highway, Residential Dwelling, Apartments

Direction: South

**Future Land Use Classification:**

Regional Mixed Use

**Current Land Use Classification:**

Residential Dwelling, Stone Supplier

Direction: West

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Residential Dwelling

**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 and Planning Department recommend Approval.

The proposed land use amendment from “Regional Mixed Use” to “Urban Mixed Use” is requested to rezone the property from “C-3” General Commercial District and “R-5” Residential Single-Family District to “MF-18” Limited Density Multi-Family District. While the proposed “Urban Mixed Use” is not found in immediate proximity to the subject property, the request is compatible with the existing development pattern of the area. The proposed future land use designation would serve as a buffer between the existing “Low Density Residential” immediately west of the subject property and the “Regional Mixed Use” to the north of the subject site, along Southwest Loop 410. Additionally, the majority of the property is zoned “R-5” Residential Single-Family District which is not compatible with the current “Regional Mixed Use” future land use designation. The proposed land use and zoning also allows for diversity of housing and housing alternatives for the area, which is consistent with the City’s Strategic Housing Implementation Plan.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700234**

**Current Zoning:** "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Proposed Zoning:** "MF-18 MLOD-2 MLR-1 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Zoning Commission Hearing Date:** September 20, 2022