



City of San Antonio

Agenda Memorandum

Agenda Date: December 14, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

PLAN AMENDMENT PA-2022-11600113

(Associated Zoning Case Z-2022-10700324)

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 Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 14, 2022

Case Manager: Camryn Blackmon, Planner

Property Owner: KEM Texas Ltd. Texas Limited Liability Company

Applicant: KEM Texas Ltd. Texas Limited Liability Company

Representative: Brown and Ortiz, P.C.

Location: Generally located at 600 block of Richland Hills Drive

Legal Description: Lot P-26A, NCB 15329

Total Acreage: 10.058

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airfield

Transportation

Thoroughfare: Richland Hills Drive

Existing Character: None

Proposed Changes: None Known

Thoroughfare: Midhurt Avenue

Existing Character: None

Proposed Changes: None Known

Public Transit: There is not public transit within walking distance.

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2021

Plan Goals:

- 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 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.

Comprehensive Land Use Categories

Land Use Category: General Urban Tier

Description of Land Use Category: Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). 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

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: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses. Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses.

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: Mixed Use Center

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: General Urban Tier

Current Land Use Classification: School

Direction: East

Future Land Use Classification: General Urban Tier

Current Land Use Classification: Apartments

Direction: South

Future Land Use Classification: General Urban Tier

Current Land Use Classification: School District Office

Direction: West

Future Land Use Classification: General Urban Tier

Current Land Use Classification: Postal Service

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 is requesting a Plan Amendment to “Mixed Use Center” to rezone to “MXD” Mixed Use District to include residential, commercial and industrial uses. Properties in the area carry the “General Urban Tier” land use classification. The proposed “Mixed Use Center” land use breaks up the “General Urban Tier” land use and allow mixed use development which is appropriate for the area. There is existing “Mixed Use Center” to the Northeast of the subject site as well as, “Specialized Center” along West Military Drive.

The following West/Southwest Sector Plan criteria are also applicable:

- 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:
 - o Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
 - o Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
 - o Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis Lackland AFB.
 - o Significantly alter recreational amenities such as open space, parks, and trails.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700324

Current Zoning: "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales
Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
Proposed Zoning: "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting
Overlay Military Lighting Region 2 Airport Hazard Overlay District
Zoning Commission Hearing Date: December 20, 2022