



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 25, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600123  
(Associated Zoning Case Z-2022-10700348)

**SUMMARY:**

**Comprehensive Plan Component:** Brooks Area Regional Center Plan

**Plan Adoption Date:** May 2, 2019

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 25, 2023

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** SO-ROD Partners LLC

**Applicant:** SO-ROD Partners LLC

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

**Location:** 4251 Clark Avenue

**Legal Description:** Lot 2 and Lot 3, NCB 15194

**Total Acreage:** 4.607

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Highland Hills Neighborhood Association

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Clark Avenue

**Existing Character:** Minor Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 34, 232, 515

**Comprehensive Plan**

**Comprehensive Plan Component:** Brooks Area Regional Center Plan

**Plan Adoption Date:** May 2, 2019

**Plan Goals:**

- Create mixed-use community destinations that increase residential, employment, and recreational opportunities throughout the Brooks Area Regional Center.
- Ensure focus areas can be easily and safely accessed by a range of travel modes including pedestrian, bicycle, and transit options.
- Ensure adequate buffers and transitions between new, higher-intensity development in focus areas and single-family neighborhoods.
- Support neighborhood stability and a balance of homeownership and rental opportunities.
- Increase the diversity of housing options within the Brooks Area Regional Center in order to support and attract residents at all stages of life and income levels.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

- Low Density Residential includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** R-4, R-5, R-6, NP-8, NP-10, and NP-15. Typical densities in this land use category would range from 3 to 12 dwelling units per acre. IDZ and PUD 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.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

- Neighborhood Mixed-Use contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and

services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities.

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

### **Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

- Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

**Permitted Zoning Districts:** R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP. Typical densities in this land use category would range from 13 to 33 dwelling units per acre. IDZ, PUD, MXD, and TOD 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:**

Low Density Residential

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Low Density Residential, Urban Mixed Use, and Neighborhood Mixed Use

**Current Land Use Classification:**

Single Family Residences, Food Service Establishment

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

School

Direction: South

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: West

**Future Land Use Classification:**

Urban Mixed Use

**Current Land Use:**

School

**FISCAL IMPACT:**

None.

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

The property is located within the Brooks Regional Center a half mile of the New Braunfels Avenue Premium Transit Corridor.

**ISSUE:**

None.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the Brooks Area Regional Center 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 of “Medium Density Residential”.

The proposed land use amendment from “Low Density Residential” to “Neighborhood Mixed Use” is requested in order to rezone the property to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District. While “RM-4” is a permitted zoning district under the “Neighborhood Mixed Use” future land use category, it is also permissible under the less intense “Medium Density Residential” future land use classification. Thus, staff recommends “Medium Density Residential” which is consistent with the Brooks Regional Center Plan’s objective to support neighborhood stability and a balance of homeownership and rental opportunities.

The requested “Neighborhood Mixed Use” interrupts a largely residential area by introducing the potential for commercial uses that are out of character for the neighborhood. The proposed Plan Amendment to “Neighborhood Mixed Use” is not a compatible transition for the “R-4” base zoning to the south and the “R-4” and “MF-18” base zoning to the north. Staff’s Alternate Recommendation to “Medium Density Residential” is a better transition and is appropriate for the area. Also, the “Medium Density Residential” future land use classification will add to the area by producing additional density where appropriate, allowing for diverse housing options and types in the Southeast side, and promoting infill development on an existing vacant lot.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700348**

Current Zoning: "R-4 AHOD" Residential Single Family Airport Hazard Overlay District

Proposed Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Zoning Commission Hearing Date: February 7, 2022