



City of San Antonio

Agenda Memorandum

Agenda Date: May 24, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600026

(Associated Zoning Case Z-2023-10700109)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: “Medium Density Residential”

Proposed Land Use Category: “Neighborhood Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 24, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Stephanie Kelly

Applicant: Stephanie Kelly

Representative: Stephanie Kelly

Location: 1411 Upland Drive

Legal Description: Lot 1, Block 2, NCB 13736

Total Acreage: 0.3444 Acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Upland Drive

Existing Character: Local Street
Proposed Changes: None known

Thoroughfare: Alpha Kappa Alpha
Existing Character: Local Street
Proposed Changes: None known

Public Transit: There are VIA bus stops in proximity to the subject property.
Routes Served: 25, 225, 552

Comprehensive Plan

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

- Goal 9: Promote diversification of businesses and services
 - Objective 9.1: Increase range of family-oriented businesses and services within the Eastern Triangle
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Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Medium Density Residential includes Single Family Residential Development on one lot, including townhomes, garden homes, and zero lot line, and multifamily uses which include duplexes, triplexes, and fourplexes. This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial. This classification includes certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: R-5, R-4, R-3, PUD, RM-6, RM-5, & RM-4

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include convenience stores, small insurance or doctor’s offices, bakeries, small restaurants, bookstores, antique shops, copy services, veterinarian’s offices, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

Permitted Zoning Districts: NC, O-1, & C-1

Land Use Overview

Subject Property

Future Land Use Classification:
Medium Density Residential

Current Land Use Classification:
Daycare

Direction: North

Future Land Use Classification:

Community Commercial, High Density Residential

Current Land Use Classification:

Hotels

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Homes

Direction: South

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Single-Family Homes, vacant

Direction: West

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Apartments

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

ISSUE: None.

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Medium Density Residential” to “Neighborhood Commercial” is requested to rezone a portion of the property to “IDZ-1” Limited Intensity Infill Development Zone District to expand an existing daycare. While “Medium Density Residential” is an appropriate land use designation, “Neighborhood Commercial” is appropriate as well. The proposal offers a low-impact neighborhood services function at the intersection of two local streets, with the surrounding development being predominantly residential and low-intensity commercial. The current zoning does not align with the current “Medium Density Residential” land use and would permit many incompatible uses by right. “Neighborhood Commercial” is

consistent with the surrounding “Medium Density Residential” and acts as a transition and buffer to the “Community Commercial” to the north of the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2023-10700085

Current Zoning: "O-2 MLOD-3 MLR-1" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 MLOD-3 MLR-1" Limited Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted for “C-1” Light Commercial District

Zoning Commission Hearing Date: June 6, 2023