



City of San Antonio

Agenda Memorandum

Agenda Date: March 15, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Bridgett White

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Zoning Case Z2022-10700014 CD S

SUMMARY:

Current Zoning: R-4 Residential Single-Family District, RM-4 CD Residential Mixed District with a Conditional Use for an Elderly Boarding Home, MF-33 Multi-Family District, C-2 Commercial District, C-2NA Commercial Nonalcoholic Sales District, C-2 CD Commercial District with a Conditional Use for Food Products Processing, O-2 High-Rise Office District, C-3 General Commercial District, C-3R General Commercial Restrictive Alcohol Sales District, C-3NA General Commercial Nonalcoholic Sales District, and I-1 General Industrial District including AHOD Airport Hazard Overlay District as applicable

Requested Zoning: R-4 Residential Single-Family District, RM-4 Residential Mixed District, RM-6 Residential Mixed District, MF-18 Limited Density Multi-Family District, O-1 Office District, C-1 Light Commercial District, C-2 Commercial District, C-2 S Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week, C-2 CD Commercial District with a Conditional Use for a Construction Trade Contractor, C-2 S Commercial District with a Specific Use Authorization for Telephone Equipment Infrastructure, C-2 CD Commercial District with a Conditional Use for a Food Processing Facility, C-2 S Commercial District with a Specific Use Authorization for a Wireless Communications System with AHOD Airport Hazard Overlay District remaining unchanged as applicable

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 15, 2022

Case Manager: Zenon Solis, Planning Manager

Property Owner: Multiple Property Owners

Applicant: The City of San Antonio Planning Department

Representative: Zenon Solis, Planning Manager

Location: Multiple addresses located between/on 400 Block of Merry Ann Dr., 2400 Block of Monticello Court, 200 Block of Lyric Ave., 1000, 1100 and 2100 Block of Goliad Rd., 2800 and 2900 Block of East Southcross Blvd., 3900, 4000, 4100, 4200, 4400, 4600 and 4900 Block of Clark Ave, 700 Block of Meeks, 5000 Block of Cynthia Linn, 2700 Block of Bill Miller Ln., 900 and 1000 Block of Hot Wells Blvd., 900 Block of Avondale Ave., 2800 Block of Montrose St., 400 Block of Bushick Dr., 100 Block of Kate Schenck, 100 Block of Nash Blvd., 6700 Block of Enfield, 6700, 6800, 6900 and 7000 Block of Alsbrook Dr., 6700 Block of Tehama Gate, 600 and 6700 Block of Kenswick View, 3900 Block of Killarney Dr., 6700 Block of Ambergris CV, 3700 Block of Southport Dr., 7300 Block of Copinsay Ave., 3500 and 3600 Block of Orkney, 7300 Block of Glasgow Dr., 7800 Block of Chelico Dr., and the 3500 Block of SE Military Dr.

Legal Description: NCB 7352, Block 4, Lot 25; NCB 11027, Block C, Lot 10; NCB 11027, Block C, Lot 14 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 13 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 12 HIGHLAND HILLS COTTAGES UT-1; NCB 11027, Block C, Lot 11 HIGHLAND HILLS COTTAGES UT-1; NCB 9640, Block 31, Lot 10; NCB 9640, Block 31, Lot 9; NCB 9640 Block 31, Lot 8; NCB 9640, Block 31, Lot 7; NCB 9640, Block 31, Lot 6; NCB 9641, Block 30, Lot 13; NCB 9641, Block 30, Lot 14 SOUTHCROSS SUBD; NCB 9641, Block 30, Lot 8 EXC SW IRR 2.08 ft of 8; NCB 10141, Block 25, Lot 2 3, & W 100 ft of 6; NCB 10141, Block 25, Lot E IRR 156 ft of 6; NCB 10141, Block 25, Lot 4 EXC W IRR 5.0; NCB 10141, Block 25, Lot 5; NCB 10141, Block 25, Lot B; NCB 9642, Block 32, Lot 12 (HAWKINS SUBD); NCB 9642, Block 32, Lot 13 (HAWKINS SUBD); NCB 9643, Block 34, Lot W IRR 60.9 ft of Block; NCB 9643, Block 34, Lot NE IRR 81.29 ft of Block; NCB 9643, Block 34, Lot S IRR 164.25 ft of Block 34; NCB 12712, Block 9, Lot 1; NCB 10949, Lot 13; NCB 10949, Lot 27 MILLER BAR-B-Q SUBD. I; NCB 10949, Lot 14 & NE 31 ft X 50 ft of 19; NCB 10949, Lot 16 23 26, W IRRG 31 ft of NE 62 ft of 19, NE IRRG 36.56 ft of TR-4 & W IRRG 5.6 ft of F; NCB 10949, Lot 18; NCB 10949, Lot 7B; NCB 10949, Lot 7A; NCB 10949, Lot 8B; NCB 10949, Lot 21; NCB 10949, Lot TR-8; NCB 10935, Lot TR-1; NCB 10942, Block 7, Lot W 75 ft of S 145.2 ft of 5 or 5A; NCB 10945, Block 10, Lot 15; NCB 12030, Block 2, Lot 16; NCB 10937, Block 5, Lot 38; NCB 10937, Block 5, Lot 33; NCB 10940, Block 5, Lot E 50 ft of N 150 ft of 4; NCB 10940, Block 5, Lot 13; NCB 10940, Block 5, Lot 5 & W 50 ft of 4 & E 100 ft of S 150 ft of 4; NCB 10942, Block 7, Lot 5B, 5C, S 77.6 ft of N 155 ft of 5 & W 23.74 ft of 4; NCB 10943, Block 8, Lot 19 ARDENWOOD SUBD-REPLAT; NCB 10943, Block 8, Lot E 50 ft of W 200 ft of 2; NCB 10502, Block 6, Lot 43; NCB 12135, Block 21, Lot 11 (PECAN TERRACE); NCB 12135, Block 21, Lot 10 (PECAN TERRACE); NCB 10827, Block 16, Lot 69; NCB 10853, Block 1, Lots 1 & 2; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 3; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 2; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 1; NCB 13021, Block 2, Lot 10 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 9 HIGHLAND HEIGHTS UT-2; NCB

13021, Block 2, Lot 8 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 7 HIGHLAND HEIGHTS UT-2; NCB 13021, Block 2, Lot 6 HIGHLAND HEIGHTS UT-3A; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 2, Lot 11; NCB 13021, Block 2, Lot 4 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 3 HIGHLAND HEIGHTS UT-1; NCB 10865, P-100C; NCB 13021, Block 2, Lot 2 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 1 HIGHLAND HEIGHTS UT-1; NCB 13021, Block 2, Lot 46 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 45 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 44 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 43 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 42 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 41 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 40 HIGHLAND HEIGHTS UT-3A; NCB 13021, Block 2, Lot 39 HIGHLAND HEIGHTS UT-3A; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 8; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 9; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 10; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 11; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 12; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 13; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 14; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 15; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 16; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 17; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 18; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 19; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 20; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 21; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 22; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 23; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 24; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 25; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 26; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 9, Lot 27; NCB 10848, Lot P-103(1.2408 AC) & 103F(0.372 AC); NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 56; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 55; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 54; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 53; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 52; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 51; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 50; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 49; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 48; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 47; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 46; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 45; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 40; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 39; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 38; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 37; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 36; NCB 13021(HIGHLAND HEIGHTS BLUFF SUBD), Block 8, Lot 35; NCB 12847, Block 2, Lot 12; NCB 10879, TR-A or ARB P-101; NCB 10879, Block 1, Lot N 50X50 ft of 1 MISSION TRAIL RV PARK SUBD; NCB 10870, Block 4, Lot N 60 ft of 11; NCB 10879 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 999 (PRIVATE STREET); NCB 10879, Block 1, Lot S IRR PT of 1 (MISSION TRAIL RV PARK SUBD); NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 4; NCB 10869 (MISSION TRAILS COM ENCLAVE), Block 1, Lot 3; and NCB 10879, Block 1, Lot 2 CVS PHARMACY # 10633

Total Acreage: Approximately 96 acres

Notices Mailed

Owners of Property within 200 feet: 605 Owners of Property within 200 feet

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association, Highland Forrest Neighborhood Association, and Highland Park Neighborhood Association

Applicable Agencies: None

Property Details

Property History: **Notices Mailed**

Plan Area 2A

Subject Property Owners: 37

Owners of Property within 200 feet: 171

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association and Highland Park Neighborhood Association

Applicable Agencies: None

Plan Area 2B

Subject Property Owners: 12

Owners of Property within 200 feet: 156

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None

Plan Area 2C

Subject Property Owners: 4

Owners of Property within 200 feet: 57

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None

Plan Area 2D

Subject Property Owners: 63

Owners of Property within 200 feet: 96

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None

Plan Area 2E

Subject Property Owners: 8

Owners of Property within 200 feet: 125

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association and Highland Forrest Neighborhood Association

Applicable Agencies: None

Property History

Plan Area 2A - The subject area consists of 37 properties. The majority of properties were annexed

into the city during varying times in the 1950's and were zoned under the 1938 zoning code. One subject property is located within the City Limits as it was recognized in 1938 and was originally zoned under the 1938 zoning code as well. The current designations that are in place are the result of the 2001 adoption of the Unified Development Code.

Plan Area 2B – The subject area consists of 12 properties that were annexed into the City of San Antonio in 1952. The properties were originally zoned under the 1938 zoning code. Some of the properties were subsequently rezoned in the mid to late 1960's as well as the 80's, 90's and 2000's.

Plan Area 2C – The subject area consists of 4 properties that were annexed into the City of San Antonio in 1952. The properties were originally zoned under the 1938 zoning code. The subject properties were subsequently rezoned in the 1960's and in 2000. The current designations that are in place are the result of the 2001 adoption of the Unified Development Code.

Plan Area 2D – The subject area consists of 63 properties that were annexed into the City of San Antonio in 1952. The properties were originally zoned under the 1938 zoning code. In 1983, the subject properties were rezoned from A and B to R-2 and R-3. Upon adoption of the 2001 Unified Development Code, the R-2 converted to RM-4 and the R-3 to MF-33. One subject property was rezoned in 1998 from R-2 to R-2 CD for an Elderly Boarding Home. Upon adoption of the 2001 Unified Development Code, the R-2 CD converted to RM-4 CD.

Plan Area 2E – The subject area consists of 8 properties that were annexed into the City of San Antonio in 1952. The properties were originally zoned under the 1938 zoning code. In 1978, the properties were rezoned from B to I-1. The current designations that are in place are the result of the 2001 adoption of the Unified Development Code.

Topography: The areas do not contain any abnormal physical features such as slope. However, Plan Areas 2A and 2C appear to be within the Upper SAR Watershed, Plan Area 2B, Plan Area 2D and Plan Area 2E are located within the Upper SAR Watershed and the Salado Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as R-4, R-5, R-6, RM-4, MF-33, C-2, C-3, O-2, and I-1

Current Land Uses: There are a variety of land uses surrounding the subject properties including residential, commercial, industrial as well as undeveloped land.

Direction: South

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as R-4, R-5, R-6, RM-4, MF-33, C-2, C-3, O-2, and I-1

Current Land Uses: There are a variety of land uses surrounding the subject properties including residential, commercial, industrial as well as undeveloped land.

Direction: East

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as R-4, R-5, R-6, RM-4, MF-33, C-2, C-3, O-2, and I-1

Current Land Uses: There are a variety of land uses surrounding the subject properties including residential, commercial, industrial as well as undeveloped land.

Direction: West

Current Base Zoning: There are multiple zoning districts surrounding the subject properties such as R-4, R-5, R-6, RM-4, MF-33, C-2, C-3, O-2, and I-1

Current Land Uses: There are a variety of land uses surrounding the subject properties including residential, commercial, industrial as well as undeveloped land.

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information: None.

Transportation

Thoroughfare: Clark Ave

Existing Character: Minor, Public Road

Proposed Changes: None

Thoroughfare: Bill Miller Lane

Existing Character: Local, Public Road

Proposed Changes: None

Thoroughfare: Hot Wells Blvd

Existing Character: Secondary Arterial Type B, Public Road

Proposed Changes: None

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial Type B, Public Road

Proposed Changes: None

Thoroughfare: Avondale

Existing Character: Local, Public Road

Proposed Changes: None

Thoroughfare: SE Military Dr

Existing Character: Primary Arterial Type A, Public Road

Proposed Changes: None

Thoroughfare: IH 37

Existing Character: Freeway
Proposed Changes: None

Public Transit:

Plan Area 2A - Routes 34 and 242

Plan Area 2B – Route 34 and 232

Plan Area 2C – Route 32 and 34

Plan Area 2D – Route 552

Plan Area 2E – Route 32 and 552

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: NA

Transportation

Thoroughfare: Clark Ave

Existing Character: Minor, Public Road

Proposed Changes: None

Thoroughfare: Bill Miller Lane

Existing Character: Local, Public Road

Proposed Changes: None

Thoroughfare: Hot Wells Blvd

Existing Character: Secondary Arterial Type B, Public Road

Proposed Changes: None

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial Type B, Public Road

Proposed Changes: None

Thoroughfare: Avondale

Existing Character: Local, Public Road

Proposed Changes: None

Thoroughfare: SE Military Dr

Existing Character: Primary Arterial Type A, Public Road

Proposed Changes: None

Thoroughfare: IH 37

Existing Character: Freeway

Proposed Changes: None

Public Transit:

Plan Area 2A - Routes 34 and 242

Plan Area 2B – Route 34 and 232

Plan Area 2C – Route 32 and 34

Plan Area 2D – Route 552

Plan Area 2E – Route 32 and 552

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: NA

Transportation

Thoroughfare: Clark Ave

Existing Character: Minor, Public Road

Proposed Changes: None

Thoroughfare: Bill Miller Lane

Existing Character: Local, Public Road

Proposed Changes: None

Thoroughfare: Hot Wells Blvd

Existing Character: Secondary Arterial Type B, Public Road

Proposed Changes: None

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial Type B, Public Road

Proposed Changes: None

Thoroughfare: Avondale

Existing Character: Local, Public Road

Proposed Changes: None

Thoroughfare: SE Military Dr

Existing Character: Primary Arterial Type A, Public Road

Proposed Changes: None

Thoroughfare: IH 37

Existing Character: Freeway

Proposed Changes: None

Public Transit:

Plan Area 2A - Routes 34 and 242

Plan Area 2B – Route 34 and 232

Plan Area 2C – Route 32 and 34

Plan Area 2D – Route 552

Plan Area 2E – Route 32 and 552

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: NA

Transportation

Thoroughfare: Clark Ave

Existing Character: Minor, Public Road

Proposed Changes: None

Thoroughfare: Bill Miller Lane

Existing Character: Local, Public Road

Proposed Changes: None

Thoroughfare: Hot Wells Blvd

Existing Character: Secondary Arterial Type B, Public Road

Proposed Changes: None

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial Type B, Public Road

Proposed Changes: None

Thoroughfare: Avondale

Existing Character: Local, Public Road

Proposed Changes: None

Thoroughfare: SE Military Dr

Existing Character: Primary Arterial Type A, Public Road

Proposed Changes: None

Thoroughfare: IH 37

Existing Character: Freeway

Proposed Changes: None

Public Transit:

Plan Area 2A - Routes 34 and 242

Plan Area 2B – Route 34 and 232

Plan Area 2C – Route 32 and 34

Plan Area 2D – Route 552

Plan Area 2E – Route 32 and 552

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: NA

ISSUE: None.

ALTERNATIVES:

Current Zoning: R-4 Residential Single-Family District, RM-4 CD Residential Mixed District with a Conditional Use for an Elderly Boarding Home, MF-33 Multi-Family District, C-2 Commercial District, C-2NA Commercial Nonalcoholic Sales District, C-2 CD Commercial District with a Conditional Use for Food Products Processing, O-2 High-Rise Office District, C-3 General Commercial District, C-3R General Commercial Restrictive Alcohol Sales District, C-3NA General Commercial Nonalcoholic Sales District, and I-1 General Industrial District including AHOD Airport Hazard Overlay District as applicable

Proposed Zoning: R-4 Residential Single-Family District, RM-4 Residential Mixed District, RM-6 Residential Mixed District, MF-18 Limited Density Multi-Family District, O-1 Office District, C-1 Light Commercial District, C-2 Commercial District, C-2 S Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week, C-2 CD Commercial District with a Conditional Use for a Construction Trade Contractor, C-2 S Commercial District with a Specific Use Authorization for Telephone Equipment Infrastructure, C-2 CD Commercial District with a Conditional Use for a Food Processing Facility, C-2 S Commercial District with a Specific Use Authorization for a Wireless Communications System with AHOD Airport Hazard Overlay District remaining unchanged as applicable

FISCAL IMPACT:

The applicant is the City of San Antonio. No zoning fees are required.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject properties are located within the Brooks Area Regional Center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval pending the plan amendment

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The Planning Department received direction from the City Council to implement the Brooks Area Regional Center Plan in 2019 via ordinance number 2019-05-02-0363. The subject properties are currently inconsistent with the adopted future land use classifications. Planning Department staff is seeking a Plan Amendment to Urban Mixed Use, Neighborhood Mixed Use, Community Commercial, Medium Density Residential, and Parks and Open Space. On February 9, 2022 the Planning Commission recommended approval of the Plan Amendment request. The subject properties are located east of IH 37 in the northeast and southeast parts of the plan area and are designated on the Future Land Use Map as Low-Density Residential, Urban Low Density Residential, Neighborhood Mixed-Use, Neighborhood Commercial and Urban Mixed Use.

2. **Adverse Impacts on Neighboring Lands:** Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this proposed rezoning. The zoning proposal is consistent with the established development pattern of the surrounding area and will allow the subject properties to be developed with uses similar to those within the vicinity.
3. **Suitability as Presently Zoned:** The current zoning is not compatible with the surrounding residential uses and is inconsistent with the adopted future land use of the Brooks Area Regional Center Plan. Staff supports the rezoning proposal as the proposed zoning districts are consistent with the development pattern of the area. This area is predominately characterized by single-family residences generally not having frontage on any major arterial road. Staff believes that the proposed rezoning would serve to maintain the integrity of the neighborhoods while balancing the needs and future potential of those properties along the periphery of these neighborhoods.
4. **Health, Safety and Welfare:** Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change proposal. The proposed zoning would facilitate more neighborhood and community-oriented uses that would serve adjacent neighborhood residents and the nearby community.
5. **Public Policy:** Relevant goals/recommendations/strategies of the Brooks Area Regional Center Plan include: Land Use Recommendation #1: Prioritize City-initiated rezoning for single-family residential areas that are currently over zoned. Land Use Strategy 1.1: Oversee large area rezoning efforts, especially in areas where current zoning districts are not allowable under land uses designated by the Brooks Area Regional Center Plan. Predominantly residential areas designated Low Density Residential and Urban Low Density Residential should be prioritized for such rezoning cases. The Planning Department received direction from the City Council to implement the Brooks Area Regional Center Plan in 2019 via ordinance number 2019-05-02-0363. This rezoning request is part of the second comprehensive rezoning case proposed in the Brooks area. The first Brooks Comprehensive rezoning case was approved in December 2020. The rezoning proposal focuses on properties that are designated as Low Density Residential and Urban Low Density Residential, but whose current zoning is not consistent with these designations. When reviewing the land use and zoning in the Brooks area, staff found additional properties that needed to be addressed that are not designated solely as Low Density Residential and Urban Low Density Residential and are included in this rezoning request. The proposed rezoning in all five Brooks Areas focus on providing additional opportunities for development/redevelopment. This plan was adopted as a component of the City's SA Tomorrow Comprehensive Plan. The Regional Center Plan focuses on growth and new development in appropriate areas while ensuring the protection of established single-family neighborhoods, sensitive lands, and natural features.
6. **Size of Tract:** The subject properties, in total, are approximately 96 acres.
7. **Other Factors:** The Planning Department hosted two Open Houses in November 2021 and communicated via personalized letters that were mailed to each of the affected property owners. The direct mailer sent to affected property owners detailed the adopted future land use designation and the proposed as well as the current and proposed zoning of their particular

property. Spanish translation was provided at the Open Houses, and the personalized letters and legal notices also included Spanish translation.