



City of San Antonio

Agenda Memorandum

Agenda Date: December 15, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600067
(Associated Zoning Case Z-2021-10700207)

SUMMARY:

Comprehensive Plan Component: UTSA Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 15, 2021

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: DeZavala Ventures, Ltd

Applicant: DeZavala Ventures, Ltd

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 6400 Block of De Zavala Road.

Legal Description: 11.265 acres out of NCB 14861

Total Acreage: 11.265

Notices Mailed**Owners of Property within 200 feet:** 14**Registered Neighborhood Associations within 200 feet:** Oakmont Downs Homeowners Association**Applicable Agencies:** Camp Bullis JBSA**Transportation****Thoroughfare:** De Zavala Road**Existing Character:** Principal**Proposed Changes:** None Known**Public Transit:** There is one (1) VIA bus route within walking distance of the subject property.**Routes Served:** 604**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 seeks a Plan Amendment to “Medium Density Residential” to rezone to “MF-25” Low Density Multi-Family.

The proposed “Medium Density Residential” is consistent with the “Medium Density Residential” land use to the northwest and the south of the subject site as well as the surrounding “Community Commercial” land use.

The current area is underdeveloped and could use additional housing options. The Plan Amendment request also aligns with the housing goals of the UTSA Area Regional Center Plan. The site’s proximity to the University of Texas at San Antonio is conducive to “Medium Density Residential” land use and residential development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700207

Current Zoning: “C-2” Community Commercial District

Proposed Zoning: “MF-25” Low Density Multi-Family District

Zoning Commission Hearing Date: December 21, 2021