



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 12, 2022

**In Control:** Planning Commission Meeting

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**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:** January 12, 2022

**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:** 13.00 acres out of NCB 14861

**Total Acreage:** 13.00

**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

### **Comprehensive Plan**

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

**Plan Adoption Date:** October 3, 2019

#### **Plan Goals:**

Goal 1: Housing: Support diverse, affordable, and abundant housing options with an emphasis on mixed-use development that is safe, comfortable, and attractive for current and future residents of the UTSA Area.

Encourage development of a variety of housing types, sizes, costs, and densities.

Encourage mixed-use development with connections to existing residential areas, employment, recreational amenities, transit, and retail.

Encourage housing quality that reflects the economic diversity of those working and studying in the UTSA Area, and encourage density to maintain the work-live-play-study environment and to minimize commute times.

### **Comprehensive Land Use Categories:**

**Land Use Category:** "Community Commercial"

**Description of Land Use Category:** Community Commercial includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

**Permitted Zoning Districts:** O-1.5, NC, C-1, and C-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.

**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. 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:** “Community Commercial”

**Current Land Use Classification:** Vacant Lot

**Direction: North**

**Future Land Use Classification:** “Community Commercial” , “Medium Density Residential”, “Urban Low Density Residential”

**Current Land Use Classification:** Single-Family Dwellings,

**Direction: East**

**Future Land Use Classification:** “Community Commercial”, “Low Density Residential”

**Current Land Use Classification:** Single-Family Dwellings, Strip Mall

**Direction: South**

**Future Land Use Classification:** “Community Commercial”, “Medium Density Residential”

**Current Land Use Classification:** Apartment Complex, Convenience Store

**Direction: West**

**Future Land Use Classification:** “Medium Density Residential”

**Current Land Use Classification:** Apartment Complex

**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 Plan Amendment request aligns with the housing goals of the UTSA Area Regional Center Plan. The current area is underdeveloped and could use additional housing options. Additionally, the site's proximity to the University of Texas at San Antonio is conducive to more density and the proposed "Medium Density Residential" land use provides a moderate alternative.

**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:** January 12, 2022