



City of San Antonio

Agenda Memorandum

Agenda Date: April 13, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600026

(Associated Zoning Case Z-2022-10700079)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 20, 2010

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 13, 2022

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: Vicen Drywall and Paint INC

Applicant: Urbane Engineer, LLC

Representative: Urbane Engineer, LLC

Location: Generally located in the 4200 Block of Naco Perrin Boulevard

Legal Description: Lot TR-34A, NCB 14943

Total Acreage: 1.116

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Hills of Park North Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Naco Perrin Boulevard

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Capotillo Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 9, 14 and 502

COMPREHENSIVE PLAN

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 20, 2010

Relevant goals/recommendations/strategies of the San Antonio International Airport Vicinity Land Use Plan may include:

Land Use Goal I: Protect the quality of life of residents including health, safety and welfare

Land Use Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF Policy 9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels, excessive noise pollution and other airport hazards.

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes. Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate

Permitted Zoning Districts: R-3, RM-4, RM-5, RM-6 (and less intense residential zoning districts), MF-18, Multifamily

Land Use Category: “High Density Residential”

Description of Land Use Category: All residential uses, including apartments, condominiums and assisted living facilities. Typically located along or near major arterials or collectors. May be used as a transitional buffer between lower density residential uses and non-residential uses

Permitted Zoning Districts: MF-25, MF-33, MF-40, MF-50

Land Use Overview

Subject Property

Future Land Use Classification: “High Density Residential”

Current Land Use Classification: “Medium Density Residential”

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: residential homes

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: residential homes

Direction: South

Future Land Use Classification: “Medium Density Residential”

Current Land Use Classification: mixed residential homes

Direction: West

Future Land Use Classification: “Community Commercial”

Current Land Use: commercial uses

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 & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “High Density Residential” to rezone to “MF-33” Multi-Family District. The proposed land use is compatible with the multiplex residential and commercial development surrounding the subject property.

The “High Density Residential” land use is appropriate for a corner lot and provides a good transition to the existing “Community Commercial,” “Medium Density” and “Low Density Residential” land uses in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700079

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: April 19, 2022