



City of San Antonio

Agenda Memorandum

Agenda Date: May 11, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600034
(Associated Zoning Case Z-2022-10700104 PUD)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan
Plan Adoption Date: May 2010
Current Land Use Category: Community Commercial
Proposed Land Use Category: Medium Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 11, 2022
Case Manager: Despina Matzakos, Planner
Property Owner: Greenbrier RC LTD
Applicant: Ramstin Homes LLC
Representative: Killen, Griffin & Farrimond, PLLC
Location: 3500 Thousand Oaks Drive
Legal Description: Lot P-128A (5.214) & Lot P-128C (.073), NCB 15679
Total Acreage: 5.287 acres

Notices Mailed

Owners of Property within 200 feet: 75

Registered Neighborhood Associations within 200 feet: Eden HOA and Oak Ridge Villiage HOA

Applicable Agencies: Aviation, Planning Department

Transportation

Thoroughfare: Thousand Oaks Drive

Existing Character: Secondary Arterial A

Proposed Changes: None

Public Transit: There is one (1) VIA bus route within proximity to this property.

Routes Served: 502

COMPREHENSIVE PLAN

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

Plan Adoption Date: May 2010

Plan Goals:

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

Land Use Goal II: Encourage economic growth that enhances airport operations and development

Compatibility & Redevelopment Goal III: Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design

Compatibility & Redevelopment Goal IV: Develop a comprehensive set of development applications and incentives to implement the land use plan and continue noise attenuation efforts

Implementation Goal V: Implement land use strategies in a coordinated, phased process

COMPREHENSIVE LAND USE CATEGORIES

Land Use Category: Community Commercial

Description of Land Use Category:

Medium intensity uses that serve two or more neighborhoods Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic

Permitted Zoning Districts: NC, C-1, C-2, C-2P, O-1, O-1.5

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

LAND USE OVERVIEW

Subject Property

Future Land Use Classification: Community Commercial

Current Land Use Classification: Empty Land

Direction: North

Future Land Use Classification: Low Density Residential, Community Commercial

Current Land Use Classification: Single-Family Homes, Cleaners & Delivery

Direction: East

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Single-Family Homes

Direction: South

Future Land Use Classification: UZROW, Low Density Residential, Community Commercial, Parks Open Space

Current Land Use Classification: UZROW, Restaurant, Office, Retail Store, Single-Family Homes

Direction: West

Future Land Use Classification: Parks Open Space, Low Density Residential, Community Commercial

Current Land Use Classification: Single-Family Homes, Cleaners & Delivery, Auto Repair

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 “PUD MF-18” Planned Unit Development Limited Density Multi-Family District with reduced perimeter setback of 10'. The proposed “Medium Density Residential” land use is appropriate for the area. Surrounding land use consists of “Low Density Residential” and “Community Commercial”, with primarily Commercial uses along the Northmost part of Thousand Oaks Drive. The proposed land use is suitable for the area as the property is located on a Corridor and will function as a transitionary buffer between “Low Density Residential” land use and surrounding commercial uses. Furthermore, the designation of “Medium Density Residential” will support uses that are less intense than the existing “Community Commercial” land use would allow.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "PUD MF-18 PUD AHOD" Planned Unit Development Limited Density
Multi-Family Airport Hazard Overlay District with reduced perimeter setback of 10'

Zoning Commission Hearing Date: May 17, 2022