



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 14, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

Plan Amendment PA-2022-11600113 (Associated Zoning Case Z-2022-10700324)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

**Current Land Use Category:** General Urban Tier

**Proposed Land Use Category:** Mixed Use Center

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 14, 2022

**Case Manager:** Camryn Blackmon, Planner

**Property Owner:** KEM Texas Ltd. Texas Limited Liability Company

**Applicant:** KEM Texas Ltd. Texas Limited Liability Company

**Representative:** Brown and Ortiz, P.C.

**Location:** Generally located at 600 block of Richland Hills Drive

**Legal Description:** Lot P-26A, NCB 15329

**Total Acreage:** 10.058

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Lackland AirField

**Transportation**

**Thoroughfare:** Richland Hills Drive  
**Existing Character:** None  
**Proposed Changes:** None Known

Thoroughfare: Midhurt Avenue  
Existing Character: None  
Proposed Changes: None Known

**Public Transit:** There is not public transit within walking distance

### **Comprehensive Plan**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2021

#### **Plan Goals:**

- Goal LU-3: Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community.
- Goal HOU-2: New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments.

### **Comprehensive Land Use Categories**

**Land Use Category:** General Urban Tier

**Description of Land Use Category:** Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate

**Permitted Zoning Districts:** R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

**Land Use Category:** Mixed Use Center

**Description of Land Use Category:** High density detached, mid-high rise condominium buildings, apartment complexes, and row houses. Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses.

**Permitted Zoning Districts:** MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** Mixed Use Center

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** General Urban Tier

**Current Land Use Classification:** School

Direction: East

**Future Land Use Classification:** General Urban Tier

**Current Land Use Classification:** Apartments

Direction: South

**Future Land Use Classification:** General Urban Tier

**Current Land Use Classification:** School District Office

Direction: West

**Future Land Use Classification:** General Urban Tier

**Current Land Use Classification:** Postal Service

**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 recommended land use pattern identified in the West Sector Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the West Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the West Sector Plan.
- The amendment will not adversely impact a portion of, or the entire Planning Area by:
  - o Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
  - o Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
  - o Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis Lackland AFB.
  - o Significantly alter recreational amenities such as open space, parks, and trails.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning: "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales  
Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District  
Proposed Zoning: "MXD MLOD-2 MLR-2 AHOD" Mixed Use Lackland Military Lighting  
Overlay Military Lighting Region 2 Airport Hazard Overlay District  
Zoning Commission Hearing Date: December 20, 2022