



City of San Antonio

Agenda Memorandum

Agenda Date: January 11, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600105 (Associated Zoning Case Z-2022-10700312)

SUMMARY:

Comprehensive Plan Component: Port San Antonio Area Regional Center Plan

Plan Adoption Date: December 2, 2021

Current Land Use Category: “Employment/ Flex Mixed Use”

Proposed Land Use Category: “Urban Low Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 11, 2023

Case Manager: Elizabeth Steward, Planner

Property Owner: Moreno Family Investment

Applicant: Moreno Family Investment

Representative: Patrick Christensen, PC

Location: 2950 Weir Avenue

Legal Description: Lot 4A save and except the North 5.03 feet, NCB 11316

Total Acreage: 0.3854

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Planning Department, Office of Historic Preservation

Transportation

Thoroughfare: Weir Avenue

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes served: 62, 251

Comprehensive Plan

Comprehensive Plan Component: Port San Antonio Area Regional Center Plan

Plan Adoption Date: December 2, 2021

Plan Goals:

- 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.
- H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.
- H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.
- H P18: Encourage housing to be built with, near or adjacent to retail uses.
- Goal 4: Increase housing options while preserving or increasing home ownership rates. Introduce a variety of housing options in the area, particularly those currently under-represented or missing from the area that may appeal to current or future residents, including those employed within the Port San Antonio Area Regional Center. Preserve existing family-friendly neighborhoods and seek a healthy portfolio of housing types in the Port San Antonio Area Regional Center. Identify locations for future housing options and mixed-use/retail development uses so that they are close in proximity to encourage a vibrant and active area.
- Land Use Recommendation #3: Encourage more diversity of housing options in the Port San Antonio Area Regional Center.
- Land Use Strategy 3.5: Ensure that zoning for properties in the Port San Antonio Area supports the goals, recommendations, and strategies of the housing plan component.
- Housing Recommendation #2: Attract diverse, new, quality housing products and incorporate housing in mixed-use areas.

Comprehensive Land Use Categories

Land Use Category: “Employment/ Flex Mixed Use”

Description of Land Use Category:

- Employment/Flex Mixed-Use provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and workspaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site.

Permitted Zoning Districts: RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, and AE-4. 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.

Comprehensive Land Use Categories

Land Use Category: “Urban Low Density Residential”

Description of Land Use Category:

- Urban Low Density Residential includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other 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, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC. Typical densities in this land use category would range from 7 to 18 dwelling units per acre. 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:

Employment/ Flex Mixed Use

Current Land Use Classification:

Single Family Residence

Direction: North

Future Land Use Classification:

High Density Residential

Current Land Use Classification:

Apartment Complex

Direction: East

Future Land Use Classification:

Employment/ Flex Mixed Use
Current Land Use Classification:
School

Direction: South
Future Land Use Classification:
Employment/ Flex Mixed Use
Current Land Use Classification:
School

Direction: West
Future Land Use Classification:
Urban Low Density Residential
Current Land Use:
Single Family Residences

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor

Subject property is located with the Port San Antonio Area Regional Center and within ½ a mile from the General McMullen-Babcock Premium Transit Corridor

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Employment/ Flex Mixed Use” to “Urban Low Density Residential” is requested in order to rezone the property to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District. This is not consistent with the Port San Antonio Regional Center Plan’s objective to increase housing options while preserving or increasing home ownership rates and introduce a variety of housing options in the area. The future land use classification for the property is “Employment/ Flex Mixed Use”, which was established during the public process for the Port San Antonio Area Regional Center Plan in December 2021 and is consistent with the existing uses along Weir Avenue and promotes additional residential density. The proposed Plan Amendment to “Urban Low Density Residential” is a not a compatible transition as the surrounding land use is entirely “Employment/Flex Mixed Use.” The current land use supports residential mixed zoning of “RM-4”.

On December 20, 2022, the Zoning Commission recommended Approval of rezoning to “R-4” Residential Single-Family, which requires a Plan Amendment to “Urban Low Density Residential.”

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700312

CURRENT ZONING: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland
Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

PROPOSED ZONING: "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland
Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: December 20, 2022