



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** January 11, 2023

**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-2022-11600118 (Associated Zoning Case Z-2022-10700337)

**SUMMARY:**

**Comprehensive Plan Component:** Highway 151 and Loop 1604 Regional Center Plan

**Plan Adoption Date:** April 14, 2022

**Current Land Use Category:** Community Commercial

**Proposed Land Use Category:** Medium Density Residential

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 11, 2023

**Case Manager:** Camryn Blackmon, Planner

**Property Owner:** GreenGate Village, LP

**Applicant:** IMPACT Developers

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** 2010 West Loop 1604

**Legal Description:** 3.253 acres out NCB 17647

**Total Acreage:** 3.253

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Oak Creek Community Association

**Applicable Agencies:** Lackland Airfield

**Transportation**

**Thoroughfare:** Loop 1604 West Access

**Existing Character:** None

**Proposed Changes:** None Known

**Thoroughfare:** Kilmarnoch

**Existing Character:** None

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

### **Comprehensive Plan**

**Comprehensive Plan Component:** Highway 151 & Loop 1604 Area Regional Center Plan

**Plan Adoption Date:** April 14, 2022

#### **Plan Goals:**

Goal 5: Provide a diverse array of housing options for all stages of a resident's life.

#### **Housing:**

- Strategy 1.1 (Regulatory and Policy, Partnerships) Work with vacant property owners and developers to integrate multi-family developments into larger mixed-use projects or areas. Require projects to orient to streets and pedestrian paths and provide connections to adjacent and nearby commercial areas.
- Strategy 1.2 (Regulatory and Policy, Partnerships) Promote higher density multi-family housing in a mixed-use environment near VIA Metropolitan Transit bus infrastructure to support transit-oriented development.

### **Comprehensive Land Use Categories**

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

**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.

**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. Typical densities in this land use category would range from 13 to 33 dwelling units per acre.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

Low Density Residential Estate

**Current Land Use Classification:**

Single Family Residential

Direction: South

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

Employment Flex/Mixed Use

**Current Land Use Classification:**

Vacant

**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 proposed land use amendment from “Commercial Community to “Medium Density Residential” is requested in order to rezone the property to "MF-33 Multi-Family District. This is consistent with the Highway 151 and Loop 1604 Area Regional Center Plan’s objective to improve the quality, variety, and accessibility of the private and public housing stock for individuals of all ages and economic levels. The future land use classification for the property is “Community Commercial”, which is compatible with the existing uses in the area. The proposed Plan Amendment to “Medium Density Residential” is compatible with the land use in the area and allows for more housing density. The “Medium Density Residential” land use classification will also allow for additional housing options in the area and will promote development on an existing vacant lot.

## **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700337**

Current Zoning: "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Self Service Storage

Proposed Zoning: "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: January 17, 2023