



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5394

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/26/2018

**Title:** PLAN AMENDMENT CASE # 18090 (Council District 4): A request by Zena Properties, LLC, applicant, for approval of a resolution to amend the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Medium Density Residential" on 4.931 acres out of NCB 15655, generally located at Medina Base Road and Holm Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018319)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment 18090  
(Associated Zoning Case Z2018319)

**SUMMARY:**

**Comprehensive Plan Component:** United Southwest Communities Plan

**Plan Adoption Date:** August 18, 2005

**Plan Update History:** June 16, 2011

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 26, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Zena Properties, LLC

**Applicant:** Zena Properties, LLC

**Representative:** Patrick W. Christensen

**Location:** Generally located at Medina Base Road and Holm Road

**Legal Description:** 4.931 acres out of NCB 15655

**Total Acreage:** 4.931

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:**

**Applicable Agencies:** Lackland Air Force Base, Planning Department

**Transportation**

**Thoroughfare:** Medina Base

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA route 619 is within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** United Southwest Communities Plan

**Plan Adoption Date:** August 18, 2005

**Update History:** June 16, 2011

**Plan Goals:** Goal 2- Encourage the development of new housing that is compatible with the community  
GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.

**Comprehensive Land Use Categories**

**Land Use Category:** Community Commercial

**Description of Land Use Category:** Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, 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 cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

**Permitted Zoning Districts:** O-1.5, C-1, C-2, C-2P and UD

**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, duplexes, triplexes, fourplexes, and low-rise garden-style apartments with more than four dwelling units per building. Cottage homes and very small lot singlefamily houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are consistent when located on the same lot as the principal residence. Certain nonresidential uses, such as 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 and UD

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Paint & Body Shop, Apartments, Lounge,

Direction: East

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Vacant Lot

Direction: South

**Future Land Use Classification:**

Community Commercial, Low Density Residential

**Current Land Use Classification:**

Vacant Lots

Direction: West

**Future Land Use Classification:**

Low Density Residential, Medium Density Residential

**Current Land Use:**

Vacant Lots, Daycare, Single-Family Residences

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is within the Port San Antonio Regional Center, and within ½ a mile of the Looper Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposal to rezone is accompanied by a request to amend the subject site's future land use plan designation as well, since the proposed "MF-18" zone is not consistent with the "Community Commercial" designation. The subject property is located immediately east and adjacent to already existing multiple family developments. The properties immediately surrounding the subject site are also classified as "Community Commercial". West of the site, across Whitewood Street, the existing residential community is designated as "Low Density Residential". The proposal to change the site's existing future land use designation would result in an isolated pocket of "Medium Density Residential" designation that would be surrounded by land designated as "Community Commercial". While the proposed amendment of the site's land use designation would create pocket of "Medium Density Residential" designation that is surrounding by properties with a "Community Commercial" designation, the mix of uses would not be incompatible due to already existing multiple family development immediately east of Whitewood Street.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the United Southwest Communities Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018319**

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

Proposed Zoning: "MF-18 AHOD MLOD-2 MLR-1" Multi-Family Airport Hazard Overlay Military Lighting Overlay Military Lighting Region District

Zoning Commission Hearing Date: October 2, 2018