



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-8706  
**Type:** Plan Amendment  
**In control:** City Council A Session  
**On agenda:** 12/5/2019  
**Title:** PLAN AMENDMENT CASE PA-2019-11600078 (Council District 4): Ordinance amending the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "High Density Residential" on 15.975 acres out of NCB 15248, located in the 9100 Block of Excellence Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700277)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Metes and Bounds, 5. Ordinance 2019-12-05-1017

Date	Ver.	Action By	Action	Result
12/5/2019	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment Case PA-2019-11600078  
(Associated Zoning Case Z-2019-10700277)

**SUMMARY:**

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

**Plan Adoption Date:** August 4, 2005

**Plan Update:** June 16, 2011

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 13, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** McCombs Family Partners, LTD

**Applicant:** NRP Group, LLC

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

**Location:** 9100 Block of Excellence Drive

**Legal Description:** 15.975 acres out of NCB 15248

**Total Acreage:** 15.975 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 37

**Registered Neighborhood Associations within 200 feet:** People Active in Community Effort - P.A.C.E.

**Applicable Agencies:** Lackland Airforce Base, Texas Department of Transportation

**Transportation**

**Thoroughfare:** Excellence Drive

**Existing Character:** Local

**Proposed Changes:** None

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

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** August 4, 2005

**Plan Goals:**

Goal 2 - Housing

Encourage the development of new housing that is compatible with the community.

**Comprehensive Land Use Categories**

**Land Use Category:** Regional Commercial

**Description of Land Use Category:** Regional Commercial includes high intensity commercial land uses that draw customers from a larger region. Regional Commercial uses are typically located at intersection nodes along expressways or major arterial roadways or adjacent to high-capacity mass transit system stations. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaped yards between the parking lot and street, and well-designed monument signage. Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.

**Permitted Zoning Districts:** O-1.5, O-2, C-2, C-2P, C-3 and UD

**Land Use Category:** High Density Residential

**Description of Land Use Category:** High Density Residential includes low-rise to mid-rise apartments with more than four dwelling units per building. High density residential provides for compact development

including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors. Certain non-residential uses, such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other, lower-density residential uses.

**Permitted Zoning Districts:** MF-25, MF-33, MF-40, MF50 and UD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Single Family Residential

Direction: North

**Future Land Use Classification:**

“Regional Commercial”, “Low Density Residential”

**Current Land Use Classification:**

“C-3” General Commercial, “R-5” Single Family Residential

Direction: East

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

“C-3” General Commercial

Direction: South

**Future Land Use Classification:**

“Low Density Residential”, “Mixed Use” and “Regional Commercial”

**Current Land Use Classification:**

“R-5” Single Family Residential

Direction: West

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use:**

“R-5” Single Family Residential

**FISCAL IMPACT:**

None.

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

The property is within the Port San Antonio Regional Center and is not within a premium transit corridor.

### **STAFF ANALYSIS & RECOMMENDATION:**

Staff Analysis and Recommendation: Staff and Planning Commission (5-0) recommend Approval.

The applicant seeks an amendment in order to rezone to “MF-33” Multi-Family District. The United Southwest Communities Plan encourages residential development and diverse housing stock. The proposed “High Density Residential” is a good transition from single-family residential and commercial land use designations to the north and east. Additionally, the existing “Regional Center” land use would allow intense commercial uses near an established single-family subdivision.

**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: Z2019-10700277**

Current Zoning: “R-5 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: November 19, 2019