



City of San Antonio

Legislation Details (With Text)

File #: 20-6123

Type: Plan Amendment

In control: Planning Commission

On agenda: 10/28/2020

Title: PLAN AMENDMENT CASE PA-2020-11600062 (Council District 8): A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the UTSA Area Regional Center 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 11.341 acres out of NCB 14861, generally located in the 6400 block of De Zavala Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700211) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment PA 2020-11600062
(Associated Zoning Case Z-2020-10700211)

SUMMARY:

Comprehensive Plan Component: UTSA Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 28, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: DeZavala Ventures, Ltd.

Applicant: DeZavala Ventures, Ltd.

Representative: Killen, Griffin, & Farrimond, PLLC

Location: Generally located in the 6400 block of De Zavala Road

Legal Description: 11.341 acres out of NCB 14861

Total Acreage: 11.341

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Oakmont Downs Homeowners Association

Applicable Agencies: Camp Bullis and Planning Department

Transportation

Thoroughfare: De Zavala Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: JV Bacon Parkway

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no VIA bus routes near the subject property.

Route Served: None

ISSUE:

Comprehensive Plan

Comprehensive Plan: UTSA Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Goal 1: Housing: Support diverse, affordable, and abundant housing options with an emphasis on mixed-use development that is safe, comfortable, and attractive for current and future residents of the UTSA Area.

- Encourage development of a variety of housing types, sizes, costs, and densities.
- Encourage mixed-use development with connections to existing residential areas, employment, recreational amenities, transit, and retail.
- Encourage housing quality that reflects the economic diversity of those working and studying in the UTSA Area, and encourage density to maintain the work-live-play-study environment and to minimize commute times.

Goal 8: Compatibility with Camp Bullis: Promote and encourage compatible land uses in close proximity to Camp Bullis.

- Protect Camp Bullis and its missions by limiting the encroachment of incompatible uses.
- Implement and enforce development standards that mitigate both the impact of military operations on surrounding properties, and the impact of surrounding development on the military installation.

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 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.

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.

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.

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:

"Light Industrial"

Current Land Use Classification:

Natural

Direction: North

Future Land Use Classification:

"Medium Density Residential"

Current Land Use Classification:

Residential

Direction: East

Future Land Use Classification:

"Community Commercial"

Current Land Use Classification:

Natural

Direction: South

Future Land Use Classification:

“Commercial”

Current Land Use Classification:

Gas Station

Direction: West

Future Land Use Classification:

"Medium Density “Residential”

Current Land Use Classification:

Apartments

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is within a Regional Center including and is not located within a Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment from “Community Commercial” to "Medium Density Residential" to rezone for a residential development of up to 18 units/acre. This request is consistent with the goals of the UTSA Area Regional Center Plan by providing housing that reflects the economic diversity of those working and studying in the UTSA Area, encouraging density to maintain the work-live-play-study environment, and by minimizing commute times.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the UTSA Area Regional Center Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION INFORMATION: Z-2020-10700211

Current Zoning: "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Proposed Zoning: "MF-18 MLOD-1 MLR-2" Limited Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District

Zoning Commission Hearing Date: November 3, 2020