



City of San Antonio

Agenda Memorandum

File Number:19-8418

Agenda Item Number: 25.

Agenda Date: 11/13/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment Case PA2019-11600078
(Associated Zoning Case Z2019-10700277)

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 recommends 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