



City of San Antonio

Agenda Memorandum

File Number:20-1051

Agenda Item Number: 6.

Agenda Date: 1/22/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA 2019-11600074

(Associated Zoning Case Z-2019-10700270)

SUMMARY:

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: November 11, 2010

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 11, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Cloma Jackson Living Trust, Sara Martinez

Applicant: QuikTrip Corporation

Representative: Kaufman and Killen, Inc

Location: Generally located at the intersection of Walters Street and IH 35 N

Legal Description: 2.09 Acres out of NCB 1178 and NCB 1181

Total Acreage: 2.09

Notices Mailed

Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Applicable Agencies: Fort Sam Houston, Martindale Air Force Base, Texas Department of Transportation

Transportation

Thoroughfare: Walters

Existing Character: Minor Arterial

Proposed Changes: None

Thoroughfare: Interstate 35 Access Road

Existing Character: Interstate

Proposed Changes: None

Thoroughfare: Edgar

Existing Character: Local

Proposed Changes: None

Thoroughfare: Reno

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.

Routes Served: 16, 21, 22, 222, 515

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: November 11, 2010

Goals:

Redevelop and revitalize the neighborhood.

Objective: To encourage and support any revitalization and redevelopment efforts consistent with this plan.

Strategies:

- Market the vacant parcels of land to prospective homeowners and businesses.
- Recruit desired businesses and the expansion of existing businesses in the neighborhood.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category:

Low Density Residential Development includes single-family residential Development on individual lots. Recommended development densities in Low Density Residential, areas should not exceed 9 dwelling units per acre. The plan acknowledges that medium density uses that have historically existed in the neighborhood can remain; however the conversion of existing single-family homes into medium density units is discouraged. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included in this category and should be centrally located for convenient neighborhood access.

Permitted Zoning Districts: “R-3”, “R-4”, “R-5”, “R-6”

Land Use Category: “Mixed Use”

Description of Land Use Category:

Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Shared parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. Mixed Use exceeding 40 dwelling units per acre should be located on primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.

Permitted Zoning Districts: “RM-4”, “RM-5”, “RM-6”, “MF-18”, “MF-25”, “MF-40”, “MF-50”, “NC”, “C-1”, “C-2”, “C-2P”, “IDZ”, “TOD”, “MXD”, “UD”, “O-1”, “O-1.5”, “FBZD”

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Rental Homes

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Homes

Direction: East

Future Land Use Classification:

“Mixed Use”

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

None

Current Land Use Classification:

Interstate 35

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Homes

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center nor is it within a Premium Transit Corridor.

STAFF ANALYSIS & RECOMMENDATION:

Staff recommends Approval.

The request to amend two blocks in their entirety is an appropriate placement of “Mixed Use” along both the interstate and along Walters, and separate from the residential neighborhood. This designation would be consistent in the formation of a corridor along Walters, which buffers the neighborhoods from the traffic of large roads.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700270

Current Zoning: “R-4 CD” Residential Single Family District with a Conditional Use for up to two units

Proposed Zoning: “C-2” Commercial District

Zoning Commission Hearing Date: December 3, 2019. Continued to January 21, 2020.