



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3606

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**Agenda Item Number:** 16.

**Agenda Date:** 6/10/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment PA2019-11600013

(Associated Zoning Case Z-2020-10700054)

**SUMMARY:**

**Comprehensive Plan Component:** San Antonio International Vicinity Land Use Plan

**Plan Adoption Date:** May 2010

**Current Land Use Category:** "Business Park"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 10, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Kenneth Gindy

**Applicant:** Patrick Hart

**Representative:** Vickrey & Associates, Inc.

**Location:** 12000 block of San Pedro Avenue

**Legal Description:** 1.974 acres out of NCB 12694

**Total Acreage:** 1.974

**Notices Mailed**

**Owners of Property within 200 feet:** 9  
**Registered Neighborhood Associations within 200 feet:** None  
**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** San Pedro Avenue / US Highway 281  
**Existing Character:** Interstate Highway  
**Proposed Changes:** None

**Thoroughfare:** Interpark  
**Existing Character:** Collector  
**Proposed Changes:** None

**Public Transit:** VIA bus routes are within walking distance of the subject property.  
**Routes Served:** 502

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** San Antonio International Vicinity Land Use Plan  
**Plan Adoption Date:** May 2010

**Plan Goals:**

Goal II: Encourage economic growth that enhances airport operations and surrounding development  
Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized  
Objective 2.2 Encourage commercial development that respects the integrity of existing residential development  
Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons  
Objective 2.4 Promote transit oriented development adjacent to nodes that may become future commuter rail, light rail, and/or bus rapid transit stations  
Objective 2.5 Enhance the appearance of the Loop 410 and US 281 airport frontage to provide an aesthetically pleasing experience for airport patrons and area residents

**SA Tomorrow Comprehensive Plan:**

Housing Goal 1: Housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.

Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

Housing Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors

**Comprehensive Land Use Categories**

**Land Use Category:** "Business Park"

**Description of Land Use Category:** Medium to large sized buildings in a low rise format that house

professional, administrative, light manufacturing, flex space and warehousing functions for private corporations. Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses should be separated from residential areas with landscaped buffers and should feature monument signage and lighting that is oriented away from adjacent sites. No residential uses are allowed.

**Permitted Zoning Districts:** BP, C-2, C-3, O-1, O-1.5

**Land Use Category:** “High Density Residential”

**Description of Land Use Category:** All residential uses, including apartments, condominiums and assisted living facilities. Typically located along or near major arterials or collectors May be used as a transitional buffer between lower density residential uses and non-residential uses. Not recommended within the Noise Contours

**Permitted Zoning Districts:** MF-25, MF-33, MF-40, MF-50

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Business Park”

**Current Land Use Classification:** Vacant land

**Direction:** North

**Future Land Use Classification:** “Regional Commercial

**Current Land Use Classification:** Parking lots, Big box retail

**Direction:** East

**Future Land Use Classification:** Interstate ROW

**Current Land Use Classification:** US Highway 281

**Direction:** South

**Future Land Use Classification:** “Community Commercial”

**Current Land Use Classification:** Church

**Direction:** West

**Future Land Use Classification:** “Business Park”

**Current Land Use:** Vacant

### **FISCAL IMPACT:**

None

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

The property is within the San Antonio International Regional Center but is not within a premium transit corridor.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The proposed “High Density Residential” is appropriate for the property and surrounding area. The San Antonio International Vicinity Land Use Plan calls for the continuation of development along Wurzbach Parkway as a major east-west connector. The proposed Plan Amendment and rezoning allows the applicant to develop multifamily for this vacant site. The proposed multifamily site would have access to retail, employment, and major arterials. Further, it is consistent with the SA Tomorrow principle of developing high

density housing within the City's Regional Centers and along major corridors.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the San Antonio International Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700054**

**Current Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1" AHOD" General Industrial Airport Hazard Overlay District

**Requested Zoning:** "MF-33 AHOD" Multi-family Airport Hazard Overlay District

Zoning Commission Hearing Date: June 2, 2020

The Zoning Commission recommended Denial of the rezoning request.