



City of San Antonio

Agenda Memorandum

File Number:20-4280

Agenda Item Number: 10.

Agenda Date: 7/22/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 2020-11600038

(Associated Zoning Case 2020-10700150)

SUMMARY:

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Current Land Use Category: "High Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 22, 2020

Case Manager: Justin Malone, Planner

Property Owner: San Antonio Housing Authority

Applicant: NorthPoint Development

Representative: Killen, Griffin & Farrimond PLLC

Location: 909 Runnels Avenue

Legal Description: Lot 3, Block 1, NCB 12839

Total Acreage: 1.945

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Applicable Agencies: Martindale Army Airfield Base

Transportation

Thoroughfare: Hines Street

Existing Character: Local

Proposed Changes: None

Thoroughfare: IH-35 Frontage Road

Existing Character: Highway

Proposed Changes: None

Public Transit: 21, 22, 222

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Plan Goals:

Goal: Redevelop and revitalize the neighborhood

Strategies:

- Market the vacant parcels of land to prospective homeowners and businesses
- Recruit desired businesses and the expansion of existing businesses in the neighborhood
- Encourage the involvement of all organizations in the area to work together to improve the neighborhood

Comprehensive Land Use Categories

Land Use Category: "High Density Residential"

Description of Land Use Category: High Density Residential development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include Low Density and Medium Density residential uses. High Density residential uses generally exceed 18 dwelling units per acre.

This form of development should be located along collectors, arterials, or highways. It can function as a compatible transition between Medium and Low Density residential and higher intensity commercial uses.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50

Land Use Category: "Community Commercial"

Description of Land Use Category: Community Commercial provides for medium intensity land use that draws its customer base from two or more neighborhoods. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

Community Commercial uses should be located along arterials or higher order roadways near intersections, or in established commercial areas.

Community Commercial is an appropriate buffer between low, medium, and high-density residential uses, or

between an arterial and low density residential.

Permitted Zoning Districts: NC, C-1, C-2, C-2P, O-1, O-1.5, MXD, TOD, Commercial Retrofit Use Pattern

Land Use Overview

Subject Property

Future Land Use Classification: “High Density Residential”

Current Land Use Classification: "Community Commercial"

Direction: North

Future Land Use Classification: None

Current Land Use Classification: UZROW

Direction: East

Future Land Use Classification: “High Density Residential”

Current Land Use Classification: Multifamily Residential

Direction: South

Future Land Use Classification: “High Density Residential”

Current Land Use Classification: Multifamily Residential

Direction: West

Future Land Use Classification: “Neighborhood Commercial”, “High Density Residential”, “Public Institutional”

Current Land Use: Church, Vacant Land, Single-Family Residences

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center but is near a premium transit corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed “Community Commercial” would allow “C-1”, “C-2”, “O-1”, “MXD” and “TOD” zoning Districts, which would provide commercial land use for the neighborhood. The applicant’s proposed “C-2 CD” zoning would be consistent with the medium intensity zoning along the corridor, act as a buffer between the existing high density residential uses and would be permitted by the “Community Commercial” designation.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Zoning Case #: 2020-10700150

Current Zoning: "MF-33 EP-1 MLOD-3 MLR-2" Multi-Family Martindale Military Lighting Overlay Military Lighting Region 2 District

Proposed Zoning: "C-2 CD EP-1 MLOD-3 MLR-2" Commercial Martindale Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Outdoor Storage of Autos, Boats and Recreational Vehicles

Zoning Commission Hearing Date: August 4, 2020