



City of San Antonio

Agenda Memorandum

File Number:20-4364

Agenda Item Number: 26.

Agenda Date: 8/12/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 2020-11600047

(Associated Zoning Case 2020-10700167)

SUMMARY:

Comprehensive Plan Component: I-10 East Perimeter Plan

Plan Adoption Date: March 2008

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “High Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 12, 2020

Case Manager: Victoria Castro, Planner

Property Owner: JGRCBB Investments, LLC

Applicant: Killen, Griffin & Farrimond, PLLC

Representative: Killen, Griffin & Farrimond, PLLC

Location: Generally located in the 4000 Block of Woodlake Parkway

Legal Description: 7.899 acres out of NCB 17983

Total Acreage: 7.899

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Matindale Army Air Field

Transportation

Thoroughfare: Woodlake Parkway

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: There are no VIA Routes within walking distance from the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: I-10 East Perimeter Plan

Plan Adoption Date: March 2008

Plan Goals:

Goal 3: Compatibility of Land Uses

Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

The IH 10 East Perimeter Planning Team first materialized was to address the heavy trucking businesses that were taking shape throughout the IH 10 East Corridor. The adopted 2001 Plan states on page 24, “Enhance the diversity of other land uses (agriculture, residential, and commercial) so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor”.

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. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, & RE

Land Use Category: “High Density Residential”

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: “High Density Residential”

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single Family Residences

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant Lot

Direction: South

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Vacant Lot

Direction: West

Future Land Use Classification: “Low Density Residential”

Current Land Use: Vacant Lot

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “High Density Residential” to rezone to “MF-25” Low Density Multi-Family. The proposed “High Density Residential” is appropriate for the area and provides an adequate transition between the “Low Density Residential” to the north and south of the subject site.

The proposed “High Density Residential” land use also enhances the diversity of the I-10 East Perimeter Plan, by encouraging multi-family development, so that industrial uses (freight transport, manufacturing and construction) do not dominate the Corridor.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the I-10 East Perimeter Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700167

Current Zoning: "I-1 MLOD-3 MLR-1 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "MF-25 MLOD-3 MLR-1 AHOD" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: August 18, 2020