



City of San Antonio

Agenda Memorandum

File Number:20-4715

Agenda Item Number: P-7.

Agenda Date: 9/17/2020

In Control: City Council A Session

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: 1.973 acres out of NCB 12059

Total Acreage: 1.973

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 and Planning Commission (8-0) recommend 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.