



# City of San Antonio

## Agenda Memorandum

**File Number:**20-4980

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**Agenda Item Number:** P-2.

**Agenda Date:** 9/3/2020

**In Control:** City Council A Session

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**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 and Planning Commission (6-0) recommend 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: Z-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