



City of San Antonio

Agenda Memorandum

Agenda Date: December 7, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600055
(Associated Zoning Case Z-2023-10700196)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 18, 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 27, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Rodolfo Gutierrez

Applicant: Rodolfo Gutierrez

Representative: Esther Ramirez

Location: 2109 Fitch Street

Legal Description: Lots 13-16, Lots 21-23, and Lot P-100, Block 1, NCB 7944

Total Acreage: .7014

Notices Mailed

Owners of Property within 200 feet: 46

Registered Neighborhood Associations within 200 feet: Quintana Community

Applicable Agencies: Military and Planning Department

Transportation

Thoroughfare: Fitch Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 51, 251

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 10, 2010

Plan Goals:

Objective 3.2 Attractive, Diverse Businesses: Attract and support a variety of businesses in a walkable, mixed-use environment.

Comprehensive Land Use Categories

Land Use Category: "Low Density Residential"

Description of Land Use Category: Low density residential land uses include single-family houses on individual lots. One accessory dwelling (granny flat or garage apartment) is permitted per lot and should reflect the appearance of the main structure. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. Growth under this category of land use should be oriented toward the center of the neighborhood and located away from major arterials and high traffic areas and should ideally be within walking distance of elementary schools and neighborhood commercial uses.

Permitted Zoning Districts: R-4 R-5 R-6 R-20

Land Use Category: "Mixed Use"

Description of Land Use Category: Mixed Use allows for a concentrated, well planned, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile-oriented environment. The integration of uses should occur within structures, as well as across the development site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Building and architectural design of a Mixed-Use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

Permitted Zoning Districts: NC C-1 C-2P O-1 O-1.5 O-2 MXD TOD IDZ RM-4 RM-5 RM-6 MF-18 MF-25 MF-33 MF-40

Land Use Overview

Subject Property

Future Land Use Classification:

"Low Density Residential"

Current Land Use Classification:

Auto Sales

Direction: North

Future Land Use Classification:

“Mixed Use”

Current Land Use Classification:

Auto Sales

Direction: East

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Dwelling

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Dwelling

Direction: West

Future Land Use Classification:

“Mixed Use”

Current Land Use:

Auto Sales

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within any Regional Center but is within a half mile of Zarzamora Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff Recommends Denial. Planning Commission Recommends Approval.

The proposed land use amendment from "Low Density Residential" to "Mixed Use" is requested to rezone the property to "C-2P CD" Commercial Pedestrian District with a Conditional Use for Auto Sales. "Low Density Residential" is an appropriate land use designation for the subject property, "Mixed Use" is not an appropriate land use designation for the subject property.

The "Mixed Use" classification will introduce a more intense land use that is inconsistent and incompatible with the current "Low Density Residential" along Fitch Street. Although there are "Mixed Use" land uses and commercial zoning to the left of the property they are established along Somerset Road, a secondary arterial, where commercial uses are already established. The proposed future land use designation would allow for commercial encroachment into a primarily residential block.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700196

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-2P CD MLOD-2 MLR-1 AHOD" Commercial Pedestrian Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Sales

Zoning Commission Hearing Date: October 3, 2023