



City of San Antonio

Agenda Memorandum

Agenda Date: March 27, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600008
(Associated Zoning Case Z-2024-10700027)

SUMMARY:

Comprehensive Plan Component: Midtown Neighborhoods Plan

Plan Adoption Date: October 12, 2000

Current Land Use Category: “Mixed Use” and “Medium Density Residential”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 27, 2024. This case was continued from March 13, 2024.

Case Manager: Alexa Retana, Zoning Planner

Property Owner: LCP Beacon Hill, LLC

Applicant: LCP Beacon Hill, LLC

Representative: Killen, Griffin and Farrimond, PLLC

Location: 708 Fredericksburg Road

Legal Description: Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031

Total Acreage: 0.2174 Acres

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: Beacon Hill Area Neighborhood Association and Uptown Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Fredericksburg Road

Existing Character: Minor

Proposed Changes: None Known

Thoroughfare: West Ashby Place

Existing Character: Collector

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 2, 20, 202, 90, 95, 96, 97, 296, 289

Comprehensive Plan

Comprehensive Plan Component: Midtown Neighborhoods Plan

Plan Adoption Date: October 12, 2000

Plan Goals:

Objective 1.3: Business Development

- 1.3.5. Encourage businesses to locate in identified neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro (see Land Use Plan). In addition to business development, encourage higher-density residential or live/work units to provide for a mix of uses in or near the area's commercial centers.
 - Neighbors have expressed an interest in attracting: a grocery store, restaurants (possibly one in the former Gloworm location at North Flores and Ashby), additional shopping, daycare, family physicians, a bakery, a coffee shop, a hardware store, a fitness/exercise center, a deli, a bookstore, a movie theater, antique stores, specialty shops, a "corner" drug store with a soda fountain, an ice cream store and a fabric store.
 - Site constraints, include parking, help determine whether a business is appropriate.

Comprehensive Land Use Categories:

Land Use Category: Mixed Use

Description of Land Use Category: This classification includes a mix of land uses such as Neighborhood Commercial, Medium-Density Residential, and High-Density Residential. This classification calls for the development of design guidelines to encourage safe, attractive and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit.

Permitted Zoning Districts: N/A

Land Use Category: Medium Density Residential

Description of Land Use Category: Medium-Density Residential uses include three-and four-unit family dwellings and townhouses. Low-Density Residential uses also can be found within this classification. In areas identified as Medium-Density Residential, the neighborhoods support

additional density in the larger structures while conserving the existing housing stock and maintaining the buildings' architectural character.

Permitted Zoning Districts: N/A

Land Use Overview

Subject Property

Future Land Use Classification:

Mixed Use

Current Land Use Classification:

Commercial Building

Direction: North

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Commercial Building, Parking Lot

Direction: East

Future Land Use Classification:

Mixed Use, Low-Density Residential

Current Land Use Classification:

Parking Lot, Single-Family Residential

Direction: South

Future Land Use Classification:

Urban Mixed Use, Mixed Use

Current Land Use Classification:

Church, Commercial Building

Direction: West

Future Land Use Classification:

Urban Mixed Use

Current Land Use Classification:

Church, Commercial Building

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the SA Tomorrow Midtown Regional Center and within a ½ mile of the Fredericksburg Metro Premium Plus, New Braunfels Avenue Metro Premium Plus, and Bandera Metro Premium Transit Corridors.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed land use amendment from “Medium Density Residential” to “Mixed Use” is requested to rezone the property to “IDZ-3” High Intensity Infill Development Zone, with uses in “C-2,” tattoo parlor and bar/tavern. Given the proximity to single-family residential uses with “Low Density Residential” and “Medium Density Residential” land use classifications, staff considers the proposed plan amendment unsuitable. Although “Mixed Use” is present in the area, it is concentrated along Fredericksburg Road, a major arterial, which can support the density that is present with the “Mixed Use” land use classification. Additionally, introducing a higher intensity land use that abuts single-family residential allows for encroachment into the existing residential development.

All of the uses proposed by the applicant are consistent with the “Mixed Use” land use. Per the current zoning the applicant can have C-2 uses, a tattoo parlor and C-3 uses, however, they cannot have a proposed bar/tavern because of the “NA” Nonalcoholic Sales designation on the property. It appears that the land use change and rezoning are to facilitate a bar/tavern use but it is clear that alcohol sales is not a desired use within the Corridor.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700027

Current Zoning: "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District

Proposed Zoning: "IDZ-3 NCD-5 AHOD" High Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Tattoo Parlor, and Bar/Tavern

Zoning Commission Hearing Date: March 19, 2024