



City of San Antonio

Agenda Memorandum

Agenda Date: October 17, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600073
(Associated Zoning Case Z-2024-10700225)

SUMMARY:

Comprehensive Plan Component: Eastside Area Community Plan

Plan Adoption Date: June 20, 2024

Current Land Use Category: “Neighborhood Mixed Use”

Proposed Land Use Category: “Urban Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 9, 2024

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Agua Verde Enterprises Inc

Applicant: Michael Perez

Representative: Development Services Department

Location: 419 South Hackberry Street

Legal Description: The north 45 feet of Lot 27, Block 20, NCB 617

Total Acreage: 0.0478 acres

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Solid Waste Management Department

Transportation

Thoroughfare: South Hackberry Street

Existing Character: Secondary Arterial

Proposed Changes: None known.

Thoroughfare: Dashiell Street

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 25, 28, 225, 230

Comprehensive Plan

Comprehensive Plan Component: Eastside Area Community Plan

Plan Adoption Date: June 20, 2024

Plan Goals:

- Goal 1: Create safe and vibrant destinations with a diversity of strategically located and high-quality housing, employment, and mixed-use developments that respects existing neighborhoods and avoid conflict with the Airport.
- Goal 7: Promote quality infill development and redevelopment within neighborhoods and commercial areas that are compatible with existing homes and provides more housing options for existing and new residents.
- Land Use Recommendation #1: Support mixed-use centers that complement neighborhoods, transit service, employment opportunities, and cultural assets.
- Land Use Recommendation #2: Preserve and revitalize older building stock and traditional uses and development patterns.

Comprehensive Land Use Categories:

Land Use Category: “Neighborhood Mixed Use”

Description of Land Use Category: Neighborhood Mixed Use contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one (1) use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce.

Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities.

Permitted zoning districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, AE-2, IDZ-1, and MXD.

- PUD TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Comprehensive Land Use Categories:

Land Use Category: “Urban Mixed Use”

Description of Land Use Category: Urban Mixed Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three (3) categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one (1) use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

Permitted zoning districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD.

- PUD TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Land Use Overview

Subject Property

Future Land Use Classification: Neighborhood Mixed Use

Current Land Use Classification: Bar and/or Tavern

Direction: North

Future Land Use Classification: Neighborhood Mixed Use

Current Land Use Classification: Single-Family Residential

Direction: South

Future Land Use Classification: Neighborhood Mixed Use

Current Land Use Classification: Bar and/or Tavern

Direction: East

Future Land Use Classification: Neighborhood Mixed Use

Current Land Use Classification: Vacant Property, Single-Family Residential

Direction: West

Future land Use Classification: Neighborhood Mixed Use

Current Land Use Classification: Single-Family Residential

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within ½ a mile from the Commerce-Houston Premium Transit Corridor

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Planning Commission recommendation pending the October 9, 2024 hearing.

The proposed Plan Amendment from “Neighborhood Mixed Use” to “Urban Mixed Use” is requested to complete a Major Site Plan Amendment for the existing “IDZ-2” base zoning district on the subject property. The existing “Neighborhood Mixed Use” permits a mix of residential and commercial uses, but only to “C-1” Light Commercial zoning districts. To support the existing “IDZ-2” base zoning for the historic icehouse, the change to “Urban Mixed Use” is required.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700225

Current Zoning: "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week

Requested Zoning: "IDZ-2 HL AHOD" Medium Intensity Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week with a Major Site Plan Amendment to increase overall building square footage and reduce perimeter setbacks

Zoning Commission Hearing Date: September 17, 2024. Zoning Commission recommended Approval.