



City of San Antonio

Agenda Memorandum

Agenda Date: January 16, 2025

In Control: City Council Zoning and Land Use Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600090 (Associated Zoning Case Z-2024-10700304)

SUMMARY:

Comprehensive Plan Component: Midtown Neighborhoods Neighborhood Plan

Plan Adoption Date: October 12, 2000

Current Land Use Category: “Public Institutional”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 11, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Altamira-Carrizo LLC

Applicant: Marc Abrams

Representative: Killen, Griffin & Farrimond, PLLC

Location: 614 West French Place

Legal Description: 0.138 acres out of NCB 1890

Total Acreage: 0.138 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association, San Antonio Texas District One Residents Association

Applicable Agencies: Waste Management, Planning Department

Transportation

Thoroughfare: West French Place
Existing Character: Local
Proposed Changes: None Known

Thoroughfare: San Pedro Avenue
Existing Character: Principal Primary Arterial B
Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.
Routes Served: 20, 4, 204, 3, 90

Comprehensive Plan

Comprehensive Plan Component: Midtown Neighborhoods Neighborhood Plan

Plan Adoption Date: October 12, 2000

Plan Goals:

- Goal 1: Economic Development Revitalize and enhance the neighborhoods' historic commercial centers.
 - Objective 1.3: Business Development Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers
- Goal 2: Housing Preserve and revitalize the neighborhoods' unique mix of quality housing.
 - Objective 2.2: Housing Character Maintain the historic character of the neighborhoods' housing while building on the increased demand for area homes to attract reinvestment by new families.

Comprehensive Land Use Categories:

Land Use Category: "Public Institutional"

Description of Land Use Category: Public, quasi-public and institutional uses, such as schools.

Permitted Zoning Districts: Quasi-public and institutional uses, such as schools.

Comprehensive Land Use Categories:

Land Use Category: "Mixed Use"

Description of Land Use Category: 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. The neighborhoods support the use or adaptive use of existing commercial or residential areas identified for Mixed-Use development while maintaining the buildings' architectural character. Businesses are encouraged to utilize on-street parking and/or parking in the rear of the establishment. The neighborhoods also encourage mixed-use buildings where the first floor is used for retail or service businesses and the second/upper floor(s) is used for residences.

Permitted Zoning Districts: This classification includes a mix of land uses such as Neighborhood Commercial, Medium-Density Residential, and High-Density Residential. Commercial development, potentially at a higher intensity than found in the Neighborhood Commercial classification, would be the most common land use.

Land Use Overview

Subject Property

Future Land Use Classification:

“Public institutional”

Current Land Use Classification:

Office

Direction: North

Future Land Use Classification:

“Low Density Residential”, “Mixed Use”

Current Land Use Classification:

Non-Profit Organization, Parking Lot, Single Family Dwellings

Direction: East

Future Land Use Classification:

“Public Institutional”, “Mixed Use”

Current Land Use Classification:

Parking Lot, Coffee Shop

Direction: South

Future Land Use Classification:

Parks Greenspace

Current Land Use Classification:

Tennis Courts

Direction: West

Future Land Use Classification:

“Public Institutional”, “Neighborhood Commercial”

Current Land Use Classification:

Art Studio, Church

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within ½ a mile from the San Pedro and New Braunfels Metro Premium Plus Transit Corridors.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The proposed Plan Amendment from “Public Institutional” to “Mixed Use” is requested to rezone the property to “IDZ-1” Limited Intensity Infill Development Zone with uses permitted in "O-1" Office District and one (1) dwelling unit. The current “Public Institutional” land use designation is not appropriate for the property, given that the existing use is an office. There are existing “Mixed Use” land use designations within proximity, making the applicant’s request consistent with the area. Additionally, the property is located within a neighborhood that accommodates a range of residential and commercial uses like what is being proposed.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700304

Current Zoning: "O-2 NCD-2 AHOD" High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 NCD-2 AHOD" Limited Intensity Infill Development Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "O-1" Office District and one (1) dwelling unit

Zoning Commission Hearing Date: December 17, 2024