



City of San Antonio

Agenda Memorandum

Agenda Date: December 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600086
(Associated Zoning Case Z-2023-10700343)

SUMMARY:

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: “Community Commercial”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2023

Case Manager: Forrest Wilson, Principal Planner

Property Owner: Southwestern Bell Telephone Company

Applicant: AD Acquisitions, LLC

Representative: Brown & McDonald PLLC

Location: 7159 San Pedro Avenue

Legal Description: Lots 8-10, Lot 15, and the east 135 feet of Lot 7

Total Acreage: 2.6895

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Shearer Hills/Ridgeview

Applicable Agencies: Planning (Greater Airport Area), San Antonio Airport

Transportation

Thoroughfare: San Pedro Avenue

Existing Character: Principal

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 4, 204

Comprehensive Plan

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 2002

Plan Goals:

- GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.
 - Objective 2.2: Encourage mixed use development (in the area bounded by San Pedro Avenue, Rector, McCullough, and Sprucewood) that combines commercial, residential and office uses near a transportation node.
- GOAL 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.
 - Objective 5.1: Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots.

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category: Community Commercial development includes medium to high density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wallpaper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

Permitted Zoning Districts: NC, C-1, C-2, O-1

Comprehensive Land Use Categories

Land Use Category: “Mixed Use”

Description of Land Use Category: Mixed Use provides for a concentrated blend of residential,

retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multimodal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off street parking areas and vehicle uses areas. Mixed Uses include those in the Commercial and Residential categories and including low-, mid- and high-rise office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A Mixed-Use Town Center provides a central civic function with mixed uses incorporated into the peripheral development. A special district should be implemented to provide design standards for Mixed Use development.
Permitted Zoning Districts: MXD, TOD, NC, C-1, C-2, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50

Land Use Overview

Subject Property

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Office

Direction: North

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Convenience Store/Gas Station

Direction: East

Future Land Use Classification:

“Mixed Use”

Current Land Use Classification:

Restaurant, Shopping Center

Direction: South

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Shopping Center

Direction: West

Future Land Use Classification:

“High Density Residential”

Current Land Use:

Residential (Duplexes)

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Greater Airport Regional Center and within a 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.

The proposed Plan Amendment from “Community Commercial” to “Mixed Use” is requested in order to rezone the property to “IDZ-3” High Intensity Infill Development Zone for a mixed-use development. The property currently houses office space that was formerly used by AT&T. Given the surrounding uses and the property's history as office space, the current "Community Commercial" land use designation is considered appropriate. However, the proposed "Mixed Use" designation is seen as more fitting for the community's current needs, as it allows for a blend of residential and commercial activities along a transportation corridor.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700343

Current Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District

Proposed Zoning: “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 350 dwelling units, C-2 Commercial District uses, Bar and/or Tavern, Microbrewery, Extended Stay Hotel/Motel, Fitness Center with Outdoor Uses Permitted, Bowling Alley, Convenience Store with Carwash, Party House, Reception Hall, Meeting Facility, Office Warehouse with Flex Space, Billiard/Pool Hall (alcohol included), Montessori school, Urgent Care, Emergency Hospital, and Social Club

Zoning Commission Hearing Date: December 19, 2023