



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** June 16, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600038  
(Associated Zoning Case Z-2022-10700107)

**SUMMARY:**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 19, 1999

**Plan Update History:** October 26, 2005

**Current Land Use Category:** "Regional Commercial" and "Mixed Use"

**Proposed Land Use Category:** "Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 11, 2022

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** CJS RS, LLC

**Applicant:** James Lifshutz

**Representative:** Killen, Griffin & Farrimond, PLLC

**Location:** generally located on East Southcross Boulevard and Roosevelt Avenue

**Legal Description:** Lot 39, NCB 7665

**Total Acreage:** 2.4490 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 53

**Registered Neighborhood Associations within 200 feet:** Mission San Jose Neighborhood Association

**Applicable Agencies:** Historic

**Transportation**

**Thoroughfare:** Roosevelt Avenue

**Existing Character:** Primary Arterial B

**Proposed Changes:** Streets, Bridges, and Sidewalk Improvements

**Thoroughfare:** East Southcross Boulevard

**Existing Character:** Secondary Arterial A

**Proposed Changes:** Streets, Bridges, and Sidewalk Improvements

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

**Routes Served:** 42, 242

**COMPREHENSIVE PLAN**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 19, 1999

**Plan Adoption Date:** Relevant goals/recommendations/strategies of the South Central San Antonio Community Plan may include:

- Neighborhood Development/Environment Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.
- Objective 1 – Economic Development: Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.
  - Strategy 1.1 & 2– Economic Development:
    - 1) Improve the quality of commercial corridors including South Flores Street, South Presa Street, and Roosevelt Avenue.
    - 2) Attract investors for vacant land and buildings available for development
  - Strategy 2.1 – Infill Housing: Construct all types of infill housing on vacant lots throughout the entire community.
- Objective 3 – Environment: Create a healthy environment for families and businesses.

**Comprehensive Land Use Categories**

**Land Use Category:** "Regional Commercial"

**Description of Land Use Category:** Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial includes malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships. Regional Commercial uses are typically located at intersection nodes at major arterial roadways, and interstate highways, along mass transit systems, or where an existing commercial area has been established. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the

parking lot and street, and well-designed, monument signage. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Depending on the particular lot characteristics, some regional commercial centers could be candidates for commercial retrofit where additional buildings are constructed between the arterial and the existing buildings.

**Land Use Category: "Mixed Use"**

**Description of Land Use Category:** Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. 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 retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses. By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas.

**Land Use Overview**

Subject Property

**Future Land Use Classification:** "Regional Commercial"

**Current Land Use Classification:** Container Storage, Professional Office

Direction: North

**Future Land Use Classification:** "Mixed Use"

**Current Land Use Classification:** Art Supplies Store

Direction: East

**Future Land Use Classification:** "Mixed Use"

**Current Land Use Classification:** Mechanic Shop

Direction: South

**Future Land Use Classification:** "Mixed Use"

**Current Land Use Classification:** Container Storage

Direction: West

**Future Land Use Classification:** "Mixed Use"

**Current Land Use:** Auto Repair

**ISSUE:** None.

**FISCAL IMPACT:** There is no fiscal impact.

**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 land use amendment from “Regional Commercial” to “Mixed Use” is requested in order to rezone the property to “MXD” Mixed Use District. The proposed “Mixed Use” land use designation is appropriate and compatible with existing land uses. All abutting properties are currently designated as “Mixed Use” and the proposed plan amendment would create a more cohesive land use pattern. Additionally, the “Mixed Use” designation is appropriate for the variety of uses that exist in the larger surrounding area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700107**

**Current Zoning:** "C-1 H AHOD" Light Commercial Mission Historic Airport Hazard Overlay District, "C-2 H AHOD" Commercial Mission Historic Airport Hazard Overlay District, "C-1 H RIO-5 MC-1 AHOD" Light Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "C-2 NA H AHOD" Commercial Mission Historic Airport Hazard Overlay

**Proposed Zoning:** "MXD H AHOD" Mixed Use Mission Historic Airport Hazard Overlay District with a maximum density of twenty (20) units per acre, and "MXD H RIO-5 MC-1 AHOD" Mixed Use Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a maximum density of twenty (20) units per acre

**Zoning Commission Hearing Date:** May 17, 2022