



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 20, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department **DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

PLAN AMENDMENT CASE PA-2022-11600088  
(Associated Zoning Case Z-2022-10700228 CD)

**SUMMARY:**

**Comprehensive Plan Component:** Port San Antonio Area Regional Center Plan

**Plan Adoption Date:** December 2, 2021

**Current Land Use Category:** “Neighborhood Mixed Use”

**Proposed Land Use Category:** “Employment/ Flex Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 14, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Rosalinda M and Alfred R Martinez

**Applicant:** Central Electric Enterprises & Co

**Representative:** Christopher Martinez

**Location:** 2314, 2318, and 2322 El Jardin.

**Legal Description:** Lot 11B, Block 8, NCB 8084, on the northern 50 feet of Lot 11E, Block 8, NCB 8084, and the southern 50 feet of Lot 11E, Block 8, NCB 8084

**Total Acreage:** 0.914

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Thompson Neighborhood Association

**Applicable Agencies:** Lackland Air Force base, Planning Department, Texas Department of Transportation

**Transportation**

**Thoroughfare:** Southwest 36th Street

**Existing Character:** Minor Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** US Highway 90

**Existing Character:** Interstate

**Proposed Changes:** None Known

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

Routes Served: 66, 68, and 75

**Comprehensive Plan**

**Comprehensive Plan Component:** Port San Antonio Regional Center

**Plan Adoption Date:** December 2, 2021

**Plan Goals:**

- Goal 1: Attract, retain, and support businesses and local talent to promote science, aerospace, aviation, logistics, and technology.
- Attract large employers to the Regional Center area by encouraging urban design concepts in key locations that will create active spaces for employees and the public to visit and enjoy.
- Build connections between businesses and local talent by encouraging educational programs that help local students learn more about the technology-based employment opportunities of this area.

## **Comprehensive Land Use Categories**

### **Land Use Category: “Neighborhood Mixed-Use”**

**Description of Land Use Category:** 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 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:** RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, and AE-2.

## **Comprehensive Land Use Categories**

### **Land Use Category: “Employment/Flex Mixed-Use”**

#### **Description of Land Use Category:**

- Employment/Flex Mixed-Use provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site

**Permitted Zoning Districts:** RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, and AE-4. IDZ, PUD, MXD, 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:**

Employment/Flex Mixed-Use

### **Current Land Use Classification:**

Electric Company

Direction: North

### **Future Land Use Classification:**

UZROW

### **Current Land Use Classification:**

United States Highway 90

Direction: East

### **Future Land Use Classification:**

Neighborhood Mixed Use

### **Current Land Use Classification:**

Billboard/ Vacant

Direction: South

### **Future Land Use Classification:**

Employment/Flex Mixed-Use

### **Current Land Use Classification:**

Flooring and Home Improvement Store

Direction: West

### **Future Land Use Classification:**

Employment/Flex Mixed-Use

### **Current Land Use:**

Gas Station

### **ISSUE:**

None.

### **FISCAL IMPACT:**

There is no fiscal impact.

## **Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Port San Antonio Area Regional Center.

**ALTERNATIVES:**

1. Recommend Approval.
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 “Neighborhood Mixed-Use” to “Employment/ Flex Mixed-Use” is requested in order to rezone the property to “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Construction Trades Contractors to expand their current business. This is consistent with the surrounding land use of “Employment/ Flex Mixed Use” and “Neighborhood Mixed Use.”

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700228 CD**

**CURRENT ZONING:** "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**PROPOSED ZONING:** "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors  
Zoning Commission Hearing Date: September 20, 2022