



City of San Antonio

Agenda Memorandum

Agenda Date: March 22, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment Case PA-2023-11600006
(Associated Zoning Case Z-2023-10700023)

SUMMARY:

Comprehensive Plan Component: Brooks Area Regional Center Plan

Plan Adoption Date: January 30, 2019

Current Land Use Category: “Agricultural”

Proposed Land Use Category: “Regional Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 22, 2023

Case Manager: Adolfo Gonzalez

Property Owner: Ernest S. Ramirez

Applicant: Ernest S. Ramirez

Representative: Ernest S. Ramirez

Location: 8000 Southeast Loop 410

Legal Description: 10.588 acres out of NCB 10881

Total Acreage: 10.588

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Southeast Side Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Loop 410
Existing Character: None
Proposed Changes: None known.

Thoroughfare: IH-37
Existing Character: None
Proposed Changes: None known.

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located with the Brooks Area Regional Center and not within ½ a mile from the Premium Transit Corridor.

Comprehensive Plan

Comprehensive Plan Component: Brooks Area Regional Center Plan

Plan Adoption Date: January 30, 2019

Plan Goals:

Land Use Recommendation #3: Evaluate, and update as needed, zoning and development regulations that impede implementation of Brooks Area Regional Center Plan land uses and desired urban form. Focus Area Recommendation #4: Balance development and investment in Focus Areas with protection and enhancements of open spaces, including parks, natural resources and other sensitive areas.

Economic Development Recommendation #2: Diversify employers and job opportunities in the Brooks Area Regional Center.

Comprehensive Land Use Categories

Land Use Category: “Agricultural”

Description of Land Use Category: Agricultural includes crop agriculture, ranching, and related agribusiness practices. Single-family detached houses and detached accessory dwelling units are permitted on agricultural and ranch lands at very low densities or in conservation subdivisions that will not interfere with agricultural operations. Limited commercial uses directly serving agricultural and ranching uses, such as farmers markets, nurseries, stables, bed and breakfasts are permitted. To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Floodplain protection and buffer zones along creeks and rivers are instrumental in retaining rural character.

Permitted Zoning Districts: “RP”, “FR”

Land Use Category: “Regional Mixed Use”

Description of Land Use Category: Regional Mixed Use contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, 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 use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development.

Permitted Zoning Districts: “MF-33”, “MF-40”, “MF-50”, “MF-65”, “O-1.5”, “O-2”, “C-2”, “C-3”, “D”, “ED”, “FBZD”, “AE-1”, “AE-2”, “AE-3”, and “AE-4”.

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 recommends Approval.

The proposed land use amendment from “Agricultural” to “Regional Mixed Use” is requested to rezone the property to “C-3” General Commercial District. The proposed “Regional Mixed Use” is an appropriate future land use classification for the subject property. The surrounding properties are currently vacant.

The property is rezoning from residential uses to commercial uses is consistent with the proposed “Regional Mixed Use” future land use classification. This property has many challenges and cannot be developed for residential use. A majority of the property is located completely within the flood zone and will require numerous processes prior to being feasible for development. The proposed land use of “Regional Mixed Use” gives the property more viability for use and is appropriate near the intersection of Loop 410 and Interstate Highway 37.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: “R-4” Residential Single-Family District

Proposed Zoning: “C-3” General Commercial District

Zoning Commission Hearing Date: March 21, 2023