



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 27, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600055  
(Associated Zoning Case Z-2023-10700196)

**SUMMARY:**

**Comprehensive Plan Component:** Kelly/South San PUEBLO Community Plan  
**Plan Adoption Date:** February 10, 2010  
**Current Land Use Category:** "Low Density Residential"  
**Proposed Land Use Category:** "Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 27, 2023  
**Case Manager:** Camryn Blackmon, Zoning Planner  
**Property Owner:** Rodolfo Gutierrez  
**Applicant:** Rodolfo Gutierrez  
**Representative:** Esther Ramirez  
**Location:** 2109 Fitch Street  
**Legal Description:** Lots 13-16, Lots 21-23, and Lot P-100, Block 1, NCB 7944  
**Total Acreage:** .7014

**Notices Mailed**

**Owners of Property within 200 feet:** 46  
**Registered Neighborhood Associations within 200 feet:** Quintana Community  
**Applicable Agencies:** Military and Planning Department

**Transportation**

**Thoroughfare:** Fitch Street  
**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 51, 251

### **Comprehensive Plan**

**Comprehensive Plan Component:** Kelly/South San PUEBLO Community Plan

**Plan Adoption Date:** February 10, 2010

**Plan Goals:**

**Objective 3.2 Attractive, Diverse Businesses:** Attract and support a variety of businesses in a walkable, mixed-use environment.

### **Comprehensive Land Use Categories**

**Land Use Category:** "Low Density Residential"

**Description of Land Use Category:** Low density residential land uses include single-family houses on individual lots. One accessory dwelling (granny flat or garage apartment) is permitted per lot and should reflect the appearance of the main structure. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. Growth under this category of land use should be oriented toward the center of the neighborhood and located away from major arterials and high traffic areas and should ideally be within walking distance of elementary schools and neighborhood commercial uses.

**Permitted Zoning Districts:** R-4 R-5 R-6 R-20

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

**Description of Land Use Category:** Mixed Use allows for a concentrated, well planned, and integrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities. This use pattern creates a pedestrian and transit oriented rather than an automobile-oriented environment. The integration of uses should occur within structures, as well as across the development site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Building and architectural design of a Mixed-Use development should stress quality architecture and urban design features, including parks/plazas and landscaping in a safe, attractive, pedestrian and bicycle friendly environment. A majority of the ground floor façade should be composed of windows. Centralized parking areas should be located behind buildings. Mixed Use Centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Mixed-use development is preferred along arterials in a nodal pattern around a transit stop, where density would decrease towards the edge of the node.

**Permitted Zoning Districts:** NC C-1 C-2P O-1 O-1.5 O-2 MXD TOD IDZ RM-4 RM-5 RM-6 MF-18 MF-25 MF-33 MF-40

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

"Low Density Residential"

**Current Land Use Classification:**

Auto Sales

Direction: North

**Future Land Use Classification:**

“Mixed Use”

**Current Land Use Classification:**

Auto Sales

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Dwelling

Direction: South

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Dwelling

Direction: West

**Future Land Use Classification:**

“Mixed Use”

**Current Land Use:**

Auto Sales

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

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

The property is not located within any Regional Center but is within a half mile of Zarzamora Premium Transit Corridor.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

Staff Analysis and Recommendation: Staff Recommends Denial.

The proposed land use amendment from “Low Density Residential” to “Mixed Use” is requested to rezone the property to “C-2 CD” Commercial District with a Conditional Use for Auto Sales.

“Low Density Residential” is an appropriate land use designation for the subject property, “Mixed Use” is not an appropriate land use designation for the subject property.

The “Mixed Use” classification will introduce a more intense land use that is inconsistent and incompatible with the current “Low Density Residential” along Fitch Street. Although there are “Mixed Use” land uses and commercial zoning to the left of the property they are established along Somerset Road, a secondary arterial, where commercial uses are already established. The proposed future land use designation would allow for commercial encroachment into a primarily residential block.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700196**

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Sales

Zoning Commission Hearing Date: October 3, 2023