



City of San Antonio

Agenda Memorandum

Agenda Date: January 26, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600117
(Associated Zoning Case Z-2021-107000345 CD)

SUMMARY:

Comprehensive Plan Component: Downtown Area Regional Center Plan

Plan Adoption Date: December 5, 2019

Current Land Use Category: Neighborhood Mixed Use

Proposed Land Use Category: Urban Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 26, 2022

Case Manager: Despina Matzakos

Property Owner: Elizabeth Santibanez and Sergio Carranco

Applicant: Elizabeth Santibanez and Sergio Carranco

Representative: Elizabeth Santibanez and Sergio Carranco

Location: 3603 South Flores

Legal Description: Lot 1 & North 47.2 feet of Lot 2, Block 1, NCB 3223

Total Acreage: 0.3242 acres

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial B

Proposed Changes: None

Public Transit: There are 5 VIA bus routes within proximity to the subject property.

Routes Served: 43, 44, 46, 243, 246

ISSUE: None.

Comprehensive Plan

Comprehensive Plan Component: Downtown Area Regional Center Plan

Plan Adoption Date: December 5, 2019

Plan Goals:

- Goal 1: Preserve and Enhance Downtown's Authenticity
- Goal 2: Connect Districts and Neighborhoods with an Accessible Multi-Modal Network
- Goal 3: Embrace Lifelong Learning and Celebrate the Arts and Cultural Diversity
- Goal 4: Diversify the Mix of Uses in the Downtown Core
- Goal 5: Leverage and enhance Downtown's Reputation as a Destination for Hospitality and Tourism
- Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods
- Goal 7: Create Greater Opportunities for Parks, Public Space, and Recreation
- Goal 8: Promote Safety, Health, and Sustainability
- Goal 9: Enhance Wayfinding, Key Gateways and Critical Connections

Comprehensive Land Use Categories

Land Use Category: Neighborhood Mixed Use

Description of Land Use Category:

- Neighborhood Mixed Use 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, 5 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

Land Use Category: Urban Mixed Use

Description of Land Use Category:

- Urban Mixed Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, 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 Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4.

Land Use Overview

Subject Property

Future Land Use Classification: Neighborhood Mixed Use

Current Land Use Classification: Vacant Building

Direction: North

Future Land Use Classification: Neighborhood Mixed Use

Current Land Use Classification: Auto Service Shop

Direction: East

Future Land Use Classification: Neighborhood Mixed Use

Current Land Use Classification: Floral Shop, Used Car Dealer

Direction: South

Future Land Use Classification: Mixed Use

Current Land Use Classification: Restaurant

Direction: West

Future Land Use Classification: Medium Density Residential

Current Land Use Classification: Residential Homes

FISCAL IMPACT:

There is no fiscal impact.

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 “Neighborhood Mixed Use” to “Urban Mixed Use” is requested in order to rezone the property to “C-2 CD” Commercial District with a Conditional Use for Construction Trades Contractors. The “Urban Mixed Use” future land use classification will introduce a medium-level intensity that is inconsistent and incompatible with the current land use classification of “Neighborhood Mixed Use” along South Flores Street. “Neighborhood Mixed Use” permits less intense commercial development, which is more appropriate given the Residential use to the West of the property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "C-3 NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

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

Zoning Commission Hearing Date: February 1, 2022