



City of San Antonio

Agenda Memorandum

Agenda Date: March 9, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600011
(Associated Zoning Case Z-2022-10700024 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: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 9, 2022

Case Manager: Corin Hooper

Property Owner: J Enrique Marroquin and Rosalia Marroquin

Applicant: Julio C Marroquin

Representative: Julio C Marroquin

Location: 525 Prado Street

Legal Description: Lot 37 & Lot 36 Save and Except for the Northwest Triangular 4.52 Feet, Block 18, NCB 3921

Total Acreage: 0.1435 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Prado Street

Existing Character: Local

Proposed Changes: None

Public Transit: There are 2 VIA bus routes within proximity to the subject property.

Routes Served: 46, 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, 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: Community Commercial

Description of Land Use Category:

- Community Commercial includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses include landscape buffers, lighting and signage controls. Examples of community commercial include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted Zoning Districts: O-1.5, NC, C-1 and C-2.

IDZ, PUD, MXD, TOD and MPCD may also be considered consistent upon further review.

Land Use Overview

Subject Property

Future Land Use Classification: Neighborhood Mixed Use

Current Land Use Classification: Vacant Single Family Residential

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: Single Family Residence

Direction: South

Future Land Use Classification: Neighborhood Mixed Use

Current Land Use Classification: Multi-Family Housing

Direction: West

Future Land Use Classification: Utility Right of Way

Current Land Use Classification: Interstate Highway 35

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 “Community Commercial” is requested in order to rezone the property to “C-2 CD” Commercial District with a Conditional Use for Automobile Sales. The requested amendment is not consistent with the “Neighborhood Mixed Use” and “Neighborhood Commercial” land uses of the entire block and would allow for commercial encroachment into a primarily single-family residential neighborhood. The proposed zoning and land use are too intense, given the surrounding zoning districts, land uses, and local streets; and are generally not consistent with the goals and policies of the newly adopted Downtown Area Regional Center Plan.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 Motor Vehicle Sales

Zoning Commission Hearing Date: March 15, 2022