



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 13, 2024

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600008  
(Associated Zoning Case Z-2024-10700027)

**SUMMARY:**

**Comprehensive Plan Component:** Midtown Neighborhoods Plan

**Plan Adoption Date:** October 12, 2000

**Current Land Use Category:** “Mixed Use” and “Medium Density Residential”

**Proposed Land Use Category:** “Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 13, 2024

**Case Manager:** Alexa Retana, Zoning Planner

**Property Owner:** LCP Beacon Hill, LLC

**Applicant:** LCP Beacon Hill, LLC

**Representative:** Killen, Griffin and Farrimond, PLLC

**Location:** 708 Fredericksburg Road

**Legal Description:** Lot 24, Lot 25, and Lot 26, Block 2, NCB 3031

**Total Acreage:** 0.2174 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 37

**Registered Neighborhood Associations within 200 feet:** Beacon Hill Area Neighborhood Association and Uptown Neighborhood Association

**Applicable Agencies:** Planning Department

## **Transportation**

**Thoroughfare:** Fredericksburg Road

**Existing Character:** Minor

**Proposed Changes:** None Known

**Thoroughfare:** West Ashby Place

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.

**Routes Served:** 2, 20, 202, 90, 95, 96, 97, 296, 289

## **Comprehensive Plan**

**Comprehensive Plan Component:** Midtown Neighborhoods Plan

**Plan Adoption Date:** October 12, 2000

**Plan Goals:**

Objective 1.3: Business Development

- 1.3.5. Encourage businesses to locate in identified neighborhood commercial centers along Blanco, Fredericksburg, Hildebrand, Flores, and San Pedro (see Land Use Plan). In addition to business development, encourage higher-density residential or live/work units to provide for a mix of uses in or near the area's commercial centers.
  - Neighbors have expressed an interest in attracting: a grocery store, restaurants (possibly one in the former Gloworm location at North Flores and Ashby), additional shopping, daycare, family physicians, a bakery, a coffee shop, a hardware store, a fitness/exercise center, a deli, a bookstore, a movie theater, antique stores, specialty shops, a "corner" drug store with a soda fountain, an ice cream store and a fabric store.
  - Site constraints, include parking, help determine whether a business is appropriate.

## **Comprehensive Land Use Categories:**

**Land Use Category:** Mixed Use

**Description of Land Use Category:** This classification includes a mix of land uses such as Neighborhood Commercial, Medium-Density Residential, and High-Density Residential. This classification calls for the development of design guidelines to encourage safe, attractive and pedestrian-friendly environments, pedestrian linkages to surrounding areas, and options for easy travel by foot, bike or transit.

**Permitted Zoning Districts:** N/A

**Land Use Category:** Medium Density Residential

**Description of Land Use Category:** Medium-Density Residential uses include three-and four-unit family dwellings and townhouses. Low-Density Residential uses also can be found within this classification. In areas identified as Medium-Density Residential, the neighborhoods support additional density in the larger structures while conserving the existing housing stock and maintaining the buildings' architectural character.

**Permitted Zoning Districts:** N/A

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Mixed Use

**Current Land Use Classification:**

Commercial Building

Direction: North

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Commercial Building, Parking Lot

Direction: East

**Future Land Use Classification:**

Mixed Use, Low-Density Residential

**Current Land Use Classification:**

Parking Lot, Single-Family Residential

Direction: South

**Future Land Use Classification:**

Urban Mixed Use, Mixed Use

**Current Land Use Classification:**

Church, Commercial Building

Direction: West

**Future Land Use Classification:**

Urban Mixed Use

**Current Land Use Classification:**

Church, Commercial Building

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

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

The subject property is located within the SA Tomorrow Midtown Regional Center and within a ½ mile of the Fredericksburg Metro Premium Plus, New Braunfels Avenue Metro Premium Plus, and Bandera Metro Premium Transit Corridors.

**ALTERNATIVES:**

1. Recommend Approval.

2. Make an alternate recommendation.
3. Continue to future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

The proposed land use amendment from “Medium Density Residential” to “Mixed Use” is requested to rezone the property to “IDZ-3” High Intensity Infill Development Zone, with uses in “C-2,” tattoo parlor and bar/tavern. Given the proximity to single-family residential uses with “Low Density Residential” and “Medium Density Residential” land use classifications, staff considers the proposed plan amendment unsuitable. Although “Mixed Use” is present in the area, it is concentrated along Fredericksburg Road, a major arterial, which can support the density that is present with the “Mixed Use” land use classification. Additionally, introducing a higher intensity land use that abuts single-family residential allows for encroachment into the existing residential development.

All of the uses proposed by the applicant are consistent with the “Mixed Use” land use. Per the current zoning the applicant can have C-2 uses, a tattoo parlor and C-3 uses, however, they cannot have a proposed bar/tavern because of the “NA” Nonalcoholic Sales designation on the property. It appears that the land use change and rezoning are to facilitate a bar/tavern use but it is clear that alcohol sales is not a desired use within the Corridor.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700027**

Current Zoning: "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District

Proposed Zoning: "IDZ-3 NCD-5 AHOD" High Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Tattoo Parlor, and Bar/Tavern

Zoning Commission Hearing Date: March 19, 2024