



City of San Antonio

Agenda Memorandum

Agenda Date: May 11, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600037
(Associated Zoning Case Z-2022-10700110)

SUMMARY:

Comprehensive Plan Component: Downtown Area Regional Center Plan

Plan Adoption Date: December 5, 2019

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "Urban Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 11, 2022

Case Manager: Summer McCann, Planner

Property Owner: Centro Properties Management LLC

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 111 Cedar Street

Legal Description: North 78.02 feet of the South 123.02 feet of Lot 3, Block B, NCB 935

Total Acreage: 0.101 Acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: King William Association

Applicable Agencies: Historic

Transportation

Thoroughfare: Cedar Street

Existing Character: Local

Proposed Changes: None Known.

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 51, 251

COMPREHENSIVE PLAN

Comprehensive Plan Component: Downtown Area Regional Center Plan

Plan Adoption Date: December 5, 2019

Plan Goals: Relevant Goals of the Downtown Area Regional Center Plan may include:

- Goal 1: Preserve and Enhance Downtown's Authenticity
 - Grow and evolve in meaningful ways that encourage attachment between people and places.
- Goal 4: Diversify the Mix of Uses in the Downtown Core
 - Cultivate entrepreneurship, small business, and innovation
 - Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services

Comprehensive Land Use Categories

Land Use Category: "Medium Density Residential"

Description of Land Use Category: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted Zoning Districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP. Typical densities in this land use category would range from 13 to 33 dwelling units per acre. IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above

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, MF-25, 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. IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Land Use Overview

Subject Property

Future Land Use Classification: "Medium Density Residential"

Current Land Use Classification: Professional Office

Direction: North

Future Land Use Classification: "Urban Mixed Use"

Current Land Use Classification: Bar

Direction: East

Future Land Use Classification: "Urban Mixed Use"

Current Land Use Classification: School

Direction: South

Future Land Use Classification: "Medium Density Residential"

Current Land Use Classification: Single-Family Dwelling

Direction: West

Future Land Use Classification: "Urban Mixed Use"

Current Land Use: Professional Office

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 “Medium Density Residential” to “Urban Mixed Use” is requested in order to rezone the property to “C-2” Commercial District. This is city initiated due to an error that occurred when the city transitioned to an online zoning map. The property was zoned multifamily in 1991 and should have been displayed as “MF-33”, however, the zoning displayed at commercial. When the error was corrected in 2021, the owner contacted the city to correct the situation as the property has been and still is used as commercial. The proposed “Urban Mixed Use” land use designation is appropriate and compatible with surrounding land uses. The subject property has had existing commercial uses for many years and is abutting commercial uses to the North and West. Additionally, the “Urban Mixed Use” land use designation is very well established in the area and would be appropriate at this location.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700110

Current Zoning: "MF-33 H AHOD" Multi-Family Historic King William Airport Hazard Overlay District

Proposed Zoning: "C-2 H AHOD" Commercial Historic King William Airport Hazard Overlay District

Zoning Commission Hearing Date: May 17, 2022