



City of San Antonio

Agenda Memorandum

Agenda Date: September 14, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600088
(Associated Zoning Case Z-2022-10700228 S CD)

SUMMARY:

Comprehensive Plan Component: Port San Antonio Regional Center

Plan Adoption Date: December 2, 2021

Current Land Use Category: “Employment/ Flex Mixed Use” and “Neighborhood Mixed Use”

Proposed Land Use Category: “Business/ Innovation Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 14, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Rosalinda M and Alfred R Martinez

Applicant: Central Electric Enterprises & Co

Representative: Christopher Martinez

Location: 2314, 2318, 2322 El Jardin and 2320 Southwest 36th Street.

Legal Description: n the West 199 feet of the East 398 feet of the North 100 feet of Lot 11, the West 199 feet of the East 398 feet of the South 100 feet of the North 200 feet of Lot 11, the North 50 feet of the West 199 feet of the east 398 feet of the South 100 feet of the North 200 feet of Lot 11, Block 8, NCB 8084 and Lot 47, Block 8, NCB 8084

Total Acreage: 0.914

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Applicable Agencies: Lackland Air Force base, Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: Southwest 36th Street

Existing Character: Minor Secondary Arterial

Proposed Changes: None Known

Thoroughfare: US Highway 90

Existing Character: Interstate

Proposed Changes: None Known

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

Routes Served: 66, 68, and 75

Comprehensive Plan

Comprehensive Plan Component: Port San Antonio Regional Center

Plan Adoption Date: December 2, 2021

Plan Goals:

- Goal 1: Attract, retain, and support businesses and local talent to promote science, aerospace, aviation, logistics, and technology.
- Attract large employers to the Regional Center area by encouraging urban design concepts in key locations that will create active spaces for employees and the public to visit and enjoy.
- Build connections between businesses and local talent by encouraging educational programs that help local students learn more about the technology-based employment opportunities of this area.

Comprehensive Land Use Categories

Land Use Category: “Employment/Flex Mixed-Use”

Description of Land Use Category:

- Employment/Flex Mixed-Use provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller-scale office, retail, art

studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site

Permitted Zoning Districts: RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, 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 Category: “Neighborhood Mixed-Use”

Description of Land Use Category: 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.

Comprehensive Land Use Categories

Land Use Category: “Business/Innovation Mixed-Use”

Description of Land Use Category:

- Business/Innovation Mixed-Use accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication, processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses. The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed-use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce.

Business/Innovation mixed-use should incorporate transit and bicycle facilities to serve the training and employment base.

Permitted Zoning Districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, 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:

Employment/Flex Mixed-Use

Current Land Use Classification:

Electric Company

Direction: North

Future Land Use Classification:

UZROW

Current Land Use Classification:

United States Highway 90

Direction: East

Future Land Use Classification:

Neighborhood Mixed Use

Current Land Use Classification:

Billboard/ Vacant

Direction: South

Future Land Use Classification:

Employment/Flex Mixed-Use

Current Land Use Classification:

Flooring and Home Improvement Store

Direction: West

Future Land Use Classification:

Employment/Flex Mixed-Use

Current Land Use:

Gas Station

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Port San Antonio Regional Center.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation for “Employment/Flex Mixed Use.”.

The proposed land use amendment from “Employment/Flex Mixed-Use” to “Business/Innovation Mixed-Use” is requested in order to rezone the property to “C-3NA S” General Commercial Nonalcoholic Sales with a Specific Use Authorization for Construction Trades Contractors and “C-2 CD” Commercial with a Conditional Use for Construction Trades Contractors to expand their current business. This is not consistent with the surrounding land use of “Employment/Flex Mixed Use” and “Neighborhood Mixed Use.”

The applicant has indicated that they will be removing 2320 Southwest 36th Street from the Plan Amendment request because they are amending the rezoning to “C-2 CD” Commercial with a Conditional Use for Construction Trades Contractors which is permitted in the existing “Employment/Flex Mixed Use” land use category with the requested rezoning.

The applicant has also indicated that they will be amending their request from “Business/Innovation Mixed Use” to “Employment/Flex Mixed Use”.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700228 CD

CURRENT ZONING: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "C-3NA MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

PROPOSED ZONING: " C-3NA S MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Construction Trades Contractors and "C-1NA CD MLOD-2 MLR-1 AHOD" Light Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors

Zoning Commission Hearing Date: September 20, 2022