



City of San Antonio

Agenda Memorandum

Agenda Date: April 12, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600009

(Associated Zoning Case Z-2023-10700033)

SUMMARY:

Comprehensive Plan Component: Port San Antonio Area Regional Center Plan

Plan Adoption Date: December 2, 2021

Current Land Use Category: "Urban Low Density Residential"

Proposed Land Use Category: "Employment/Flex Mixed-Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 12, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Ramiro Reyes

Applicant: Ramiro Reyes

Representative: Ramiro Reyes

Location: 2634 Southwest 34th Street

Legal Description: Lots 23 and 24, Block 5, NCB 11370

Total Acreage: 1.9972 Acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Applicable Agencies: Lackland Military Base

Transportation

Thoroughfare: Southwest 34th Street

Existing Character: Local Street
Proposed Changes: None Known

Thoroughfare: Beech Street
Existing Character: Local Street
Proposed Changes: None Known

Public Transit: There are no VIA bus stops in proximity to the subject property.
Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: Port San Antonio Area Regional Center Plan

Plan Adoption Date: December 2, 2021

Update History: NA

Plan Goals:

- GOAL 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.
- Objective 5.1: Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots.

Comprehensive Land Use Categories

Land Use Category: "Urban Low Density Residential"

Description of Land Use Category: Urban Low Density Residential includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other 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, R-5, R-6, RM-5, RM-6, MF-18, MH, MHC, MHP, and NC. Typical densities in this land use category would range from 7 to 18 dwelling units per acre.

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 Overview

Subject Property

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Vacant, Residential Dwelling

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Dwelling, Vacant

Direction: South

Future Land Use Classification:

Business/Innovation Mixed Use

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

Employment/Flex Mixed Use

Current Land Use Classification:

Industrial uses

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 “Urban Low Density Residential” to “Employment/Flex Mixed Use” is requested to rezone the property to “C-2 S” Commercial District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities. While “Urban Low Density Residential” is an appropriate land use designation, “Employment/Flex Mixed Use” is appropriate as well. The proposed development abuts industrial land use as well as single-family residential, which is an appropriate placement for the “Employment/Flex Mixed Use” land use designation. Additionally, the proposed use fits the description of the “Employment/Flex Mixed Use” land category, as it utilizes a vacant lot property for urban infill and provides employment opportunities within or in close proximity to neighborhoods.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Region 1 Airport Hazard Overlay District with a Conditional Use for Office/Warehouse

Proposed Zoning: "C-2 S MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Party House, Reception Hall, Meeting Facilities

Zoning Commission Hearing Date: April 18, 2023