



City of San Antonio

Agenda Memorandum

Agenda Date: June 22, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment PA-2022-11600048

(Associated Zoning Case: Z-2022-10700134)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Neighborhood Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 22, 2022

Case Manager: Corin Hooper, Senior Planner

Property Owner: Anna Ferrante Carascano

Applicant: Anna Ferrante Carascano

Representative: Anthony Carascano

Location: 3238 Mission Road and 3244 Mission Road

Legal Description: 0.290 acres out of NCB 7659

Total Acreage: 0.29 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Mission San Jose

Applicable Agencies: N/A

Transportation

Thoroughfare: Mission Road

Existing Character: Minor
Proposed Changes: None Known

Thoroughfare: Roosevelt
Existing Character: Principal
Proposed Changes: None Known
Public Transit: There are two bus routes within proximity to the subject property.
Routes: 42, 242

COMPREHENSIVE PLAN

Comprehensive Plan Component: South Central San Antonio Commercial Plan

Plan Adoption Date: August 19, 1999

Plan Goals:

Objective 1 Economic Development: Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.

Comprehensive Land Use Categories

Land Use Category: "Low Density Residential"

Description of Land Use Category: Low density residential uses include single-family houses on individual lots. Low-density residential can include a limited number of duplexes and granny flats or garage apartments that are developed to address family needs.

Land Use Category: "Neighborhood Commercial"

Description of Land Use Category: Neighborhood commercial includes moderate intensity convenience retail or service uses, generally serving the neighborhood area. Retail uses could include drug stores, cleaners, banks, shoe repair shops, groceries, restaurants, coffee shops or multi-family housing such as duplexes, 3 to 4 family dwellings, apartments or townhouses. Office/light commercial uses can also be found within this classification.

Land Use Overview

Subject Property

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Single Family Residential

Direction: North

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Avila Construction

Direction: East

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Vacant

Direction: South

Future Land Use Classification: "Mixed Use"

Current Land Use Classification: Single Family Residential

Direction: West

Future Land Use Classification: “Low Density Residential”

Current Land Use: Single Family Residential

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 & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” to “Neighborhood Commercial” is requested to rezone the property to “C-1” Light Commercial District. The proposed “Neighborhood Commercial” land use designation is appropriate and complements the area and “Mixed Use” land use along the Corridor. The proposed “Neighborhood Commercial” is also appropriate along Roosevelt Avenue a Principal street and a highly trafficked Corridor in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700134

Current Zoning: "R-6 AHOD" Residential Single-Family Historic Roosevelt Avenue Corridor Airport Hazard Overlay District

Proposed Zoning: "C-1 H MC-1 AHOD" Light Commercial Historic Roosevelt Avenue Corridor Airport Hazard Overlay District

Zoning Commission Hearing Date: July 5, 2022