



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 14, 2022

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

PLAN AMENDMENT CASE ZONING-PA-2022-11600106 (Associated Zoning Case Z-2022-10700313)

**SUMMARY:**

**Comprehensive Plan Component:** Highway 151/ Loop 1604 Regional Center Plan

**Plan Adoption Date:** April 14, 2022

**Current Land Use Category:** “Urban Mixed Use”

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 14, 2022

**Case Manager:** Elizabeth Steward, Planner

**Property Owner:** Arturo Lopez

**Applicant:** Arturo Lopez

**Representative:** Bobby Herrera

**Location:** 5679 & 5745 Easterling Drive

**Legal Description:** 1.3 acres out of NCB 17639

**Total Acreage:** 1.3

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Planning Department, Texas Department of Transportation

**Transportation**

**Thoroughfare:** Easterling Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Culebra Road

**Existing Character:** Principal Primary Arterial A

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.  
Routes Served: 610

**Comprehensive Plan**

**Comprehensive Plan Component:** Highway 151/ Loop 1604 Regional Center Plan

**Plan Adoption Date:** April 14, 2022

**Plan Goals:**

- Land Use Recommendation #1: Preserve and enhance the character and identity of established neighborhoods. Land use patterns for the Highway 151 and Loop 1604 Area Regional Center preserve the character of established neighborhoods by providing exclusive low-density residential designations in appropriate areas; by concentrating higher intensity uses in designated areas and along major area roadways; and through the use of intermediate-intensity land uses as buffers and transitions between more active areas and residential areas.
- Land Use Recommendation #2: Encourage efficient density patterns with commercial and mixed-use development at appropriate scales. Mixed-use development is preferred in areas where higher density residential or commercial already exists, or in designated areas near major intersections or transit opportunities. Encourage higher capacity commercial, business, and mixed-uses along highways and major arterials, while designating more local-serving uses to streets nearer to neighborhoods. High density residential development should be encouraged in this regional center. High density residential and vertical mixed-use projects are appropriate for areas with land use designations of Urban Mixed-Use, Regional Mixed-Use, and High Density Residential. In areas designated as Regional Mixed-Use, trip generation will likely be high, therefore transit-supportive uses and transit-oriented development will help to alleviate traffic problems.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

- Urban Mixed-Use Urban Mixed-Use areas will also allow for both commercial and residential development, but at lower densities and scale than Regional Mixed-Use areas. These areas have been identified along Culebra Road, Rogers Road, North Ellison Drive, and Westover Hills Boulevard. Many of these parcels are vacant and designating them as

Urban Mixed-Use can help create a transition between existing commercial areas and more residential areas.

- 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 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.

### **Comprehensive Land Use Categories**

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

#### **Description of Land Use Category:**

- Regional Mixed-Use In the future, the Highway 151 and Loop 1604 Area would like to have more options where people may park once, or take transit, to mixed-use destinations where there may be shops, apartments, or other activities. This type of development can occur in areas designated Regional Mixed-Use. The vacant parcels at the intersection of Wiseman Boulevard and Highway 151 were highlighted as a key area for this kind of activity both because of its proximity to Northwest Vista College, and nearby connection to VIA Metropolitan Transit.
- Regional Mixed-Use has also been designated for SeaWorld and the Hyatt Regency Hill Country Resort and Spa, due to their existing special zoning district of “ED” Entertainment District. The vacant parcels between these major anchor institutions could also see related development and have seen multi-family development in recent years. For this reason, these parcels are also designated as Regional Mixed-Use to allow for higher density residential and commercial development. Regional Mixed-Use is an appropriate designation for these areas due to their proximity to Highway 151, existing residential and commercial development, as well as their current zoning of “C-3” General Commercial District.
- Regional Mixed-Use contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, 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 Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed-Use projects encourage incorporation of transit facilities into development.

**Permitted Zoning Districts:** MF-33, MF-40, MF-50, MF-65, O-1.5, O2, C-2, C-3, D, ED, 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:**

Urban Mixed Use

**Current Land Use Classification:**

Industrial Yard

Direction: North

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Food Service Establishment and Animal Services

Direction: East

**Future Land Use Classification:**

Urban Mixed Use

**Current Land Use Classification:**

Car Sales & Auto Tint and Alarm

Direction: South

**Future Land Use Classification:**

Neighborhood Mixed Use

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

Regional Commercial

**Current Land Use:**

Christian School

**ISSUE:****FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the Highway 151/ Loop 1604 regional Center Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

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

The proposed land use amendment from “Urban Mixed Use” to “Regional Mixed Use” is requested in order to rezone the property to "C-3NA" General Commercial Nonalcoholic Sales District. This is not consistent with the Plan’s objective to Encourage the creation of mixed-use centers along Highway 151 with retail and entertainment uses oriented to the plan area workforce and residents. The Plan also specifies locating Regional Mixed use at Larger intersections with transit facilities. The future land use classification for the property is “Urban Mixed Use”, which is compatible with the existing uses along the Culebra/ Huebner-Grissom corridor. The proposed “Regional Mixed Use” is not appropriate on this section of the Culebra Corridor fronting onto a Local Street. The proposed Plan Amendment to “Regional Mixed-Use” does not provide a compatible transition between the “R-6” base zoning and Low Density Residential Future Land Use Classification to the west and the “C-2” base zoning and Neighborhood Commercial Future Land Use Classification to the north and the “R-6” base zoning district and Neighborhood Mixed Use Future Land Use Classification to the south.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700313**

Current Zoning: "R-6" Residential Single-Family District

Proposed Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Zoning Commission Hearing Date: December 20, 2022