



City of San Antonio

Legislation Details (With Text)

File #: 18-3992

Type: Plan Amendment

In control: City Council A Session

On agenda: 8/2/2018

Title: PLAN AMENDMENT CASE # 18062 (Council District 3): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Parks/Open Space" on the south irregular 26.19 feet of Lot B2, NCB 7676 located at 142 Woodhull, and on the south irregular 61.35 feet of Lot B7, NCB 7676 located at 142 Woodhull and on the east triangular 44.61 feet of Lot B5 & Lot P-100, located at 3301 Mission Road; and from "Mixed Use" to "Public/Institutional" on Lot P-101H, NCB 7650 and on P-102, NCB 7650, located on South Presa Street near the intersection of Koehler Court. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017005 CD)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2018-08-02-0581

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 18062
(Associated Zoning Case Z2017005 CD)

SUMMARY:

Comprehensive Plan Components: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Plan Revision Date: October 26, 2005

Overall Proposed Land Use Amendment:

From: "Community Commercial" and "Mixed Use"

To: "Public/Institutional" and "Parks/Open Space"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 23, 2018

Case Manager: Mary Morales-Gonzales, Senior Planner

Property Owners: City of San Antonio, Bexar County and San Antonio River Authority

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 142 Woodhull (two properties), 3301 Mission Road, and two properties located on South Presa Street near the intersection of Koehler Court.

Legal Descriptions: The south irregular 26.19 feet of Lot B2, NCB 7676 (0.2135 AC), the south irregular 61.35 feet of Lot B7, NCB 7676 (0.0578 AC), the east triangular 44.61 feet of Lot B5 & Lot P-100, NCB 7676 (0.3134 AC), Lot P-101H, NCB 7650 (4.000 AC), and the northwest irregular 188.87 feet of Lot 31, NCB 7650 (0.436 AC)

Total Acreage: 5.0207 acres

Notices Mailed

Number of Properties within 200 feet: 49

Registered Neighborhood Associations within 200 feet: Mission San Jose Neighborhood Association, East Pyron/Symphony Lane Neighborhood Associations

Applicable Agencies: None

Transportation

Thoroughfare: Roosevelt Avenue, South Presa Street

Existing Character: Primary Arterial Type A, B

Proposed Changes: None

Public Transit:

VIA has an extensive bus route system that serves the subject properties.

Comprehensive Land Use Categories

Land Use Category: “Mixed Use”

Description of Land Use Category:

Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses. By indicating that an area is a candidate for Mixed-Use Development, the community is calling for an overall development plan that includes a mix of uses within the development and within individual buildings. New buildings should create a strong street presence and a quality pedestrian environment, with facades facing the street and common, landscaped parking areas.

Permitted Zoning Districts: Mixed Use District, Urban Development Flex District, Transit Oriented Development District, Neighborhood Commercial District, Commercial Districts (except C-3), Office Districts (except O-2), Multi-Family Residential Districts

Land Use Category: “Community Commercial”

Description of Land Use Category:

Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Community Commercial should be located at nodes at major the intersections of arterials or higher order streets or where an existing commercial area has been established.

Permitted Zoning Districts: Neighborhood Commercial Districts, Commercial Districts (except C-3), and Office Districts (except O-2)

Land Use Category: “Public/Institutional”

Description of Land Use Category:

Public/Institutional provides for public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

Permitted Zoning Districts: N/A

Land Use Category: “Parks/Open Space”

Description of Land Use Category:

Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).

Permitted Zoning Districts: N/A

ISSUE:

City Council approved a Resolution to initiate land use and zoning changes to properties located within the World Heritage Buffer Zone on November 3, 2016. Under the leadership of Councilmember Rebecca Viagran and with community input, a work plan for the World Heritage Buffer Area that includes tasks and deliverables to address infrastructure, wayfinding, transportation, economic development, beautification, marketing and outreach and future land use has been developed. A critical component of the World Heritage work plan has been to update existing land use plans and zoning designations. The land use amendments approved by City Council in 2016 were the first step in the process.

City staff then conducted an inventory and land use analysis of all properties located within one of the 11 land use amendment areas approved by City Council in 2016, and/or located within the Mission Protection Overlay District (MPOD), the River Improvement Overlay District (RIO), or along major corridors (Mission Rd, Roosevelt Ave, and Presa St).

If the current zoning in the analyzed areas was not in alignment with the amendments or goals of the existing overlays and land use plans, then a rezoning recommendation was made.

City staff conducted three major community meetings that were held on December 5, 2017; January 23, 2018; and March 6, 2018 within the community. Several open house sessions were also held at Mission Library, Stinson Airport and Development Services Department to provide information, gather community input and

address property owner concerns.

LAND USE ANALYSIS:

The proposed land use amendments are properties located near the San Antonio Missions and along the San Antonio River. Preserving the areas around the Missions and the River as Parks/Open Space and Public/Institutional lands is an important component of the directive given by Councilwoman Viagran and as stated in the Work Plan for the World Heritage Buffer Zone.

ALTERNATIVES:

1. Recommend denial of the proposed amendments to the South Central San Antonio Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The Resolution approved by City Council on November 3, 2016 authorizes City Staff to take appropriate steps to bring forward the proposed land use amendments to the Planning Commission on May 23, 2018.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017005 CD (continued to June 5, 2018)