



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-6299

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**Agenda Item Number:** 20.

**Agenda Date:** 1/11/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 17012

(Associated Zoning Case Z2017038)

**SUMMARY:**

**Comprehensive Plan Component:** Lone Star Community Plan

**Plan Adoption Date:** March 21, 2013

**Current Land Use Category:** Low Density Mixed Use

**Proposed Land Use Category:** High Density Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 11, 2017

**Case Manager:** Erica Greene, Planner

**Property Owner:** Stephen B. Foster

**Applicant:** Mario Gonzalez

**Representative:** Big Red Dog Engineering (Russell Yeager)

**Location:** 1915 S. Presa Street

**Legal Description:** 0.429 acres out of NCB 2986

**Total Acreage:** 0.429

## **Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** Lavaca Neighborhood Association and Roosevelt Park Neighborhood Association

**Applicable Agencies:** Office of Historic Preservation

## **Transportation**

**Thoroughfare:** South Presa

**Existing Character:** Major Arterial

**Proposed Changes:** None

**Thoroughfare:** Groveton Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Boyer Street

**Existing Character:** Local Street

**Proposed Changes:** None

## **Public Transit:**

The nearest VIA bus route is #36 within walking distance of the subject property.

## **ISSUE:**

**Plan Adoption Date:** March 21, 2013

**Update History:** None

LU Goal 6.1: Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments.

## **Comprehensive Land Use Categories**

**Low Density Mixed Use:** Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure, or found on the same lot or block. The mix of uses promotes walkability, therefore all mixed use developments should be designed for the pedestrian. This form of development is typically located along or near major arterials or collectors and may serve as a transition from High Density Mixed Use to lower intensity land uses such as Low Density Residential.

### **Example Zoning Districts:**

RM-4, MF-18, MF-25, MF-33, O-1, NC, C-1, C-2P, IDZ, TOD, MXD, FBZD, AE-2, AE-4

## **Comprehensive Land Use Categories**

**High Density Mixed Use:** High Density Mixed Use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities integrated into one structure or found on the same lot or block. High Density Mixed Use incorporates high quality architecture and urban design features such as a strong street edge, attractive streetscapes, parks/plazas, and active ground floors. High Density Mixed Use is preferred in nodes along major arterials that are within 1/4 mile of a major transit stop.

### **Example Zoning Districts:**

MF-18, MF-25, MF-33, MF-40, MF-50, MF-65, O-1.5, C-2, C-2P, D, IDZ, TOD, MXD, FBZD, AE-1, AE-3

## **Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Warehouse Buildings

North

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

UZROW

East

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Vacant Lot

South

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Merit Roasting Company

West

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

UZROW

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change to allow for commercial uses and multi-family housing. The properties that are located around the subject property include several apartment complexes and commercial businesses/offices. The proposed amendment to High Density Mixed Use will not significantly alter the land use pattern and character of the immediate area. The High Density Mixed Use supports the Lone Star Community Plan strategies and goals to rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Lonestar Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends approval. The proposed amendment to Medium Density Mixed Use land use will not significantly alter the land use pattern or character of the immediate area. The proposed change is compatible with the existing pattern of development.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017038**

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and 30 Multi-Family Units

Zoning Commission Hearing Date: January 17, 2017