



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2822

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 4/26/2017

**Title:** PLAN AMENDMENT # 17042 (Council District 3): A request by the Lifshutz Companies, LP, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 5.381 acres out of NCB 7456, located at 2450 Roosevelt Avenue from "Business Park" to "Mixed Use." Staff recommends Approval. (Mary Moralez-Gonzales, Sr. Planner (210) 207-5550, Mary.Moralez-Gonzales@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2017131)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA 17042\_Proposed, 2. PA 17042\_Aerial, 3. PA 17042\_Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 17042

(Associated Zoning Case Z2017131)

**SUMMARY:**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 19, 1999; October 26, 2005

**Current Land Use Category:** "Business Park"

**Proposed Land Use Category:** "Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 26, 2017

**Case Manager:** Mary Moralez-Gonzales, Senior Planner

**Property Owner:** Lifshutz Companies, LP

**Applicant:** Lifshutz Companies, LP

**Representative:** Big Red Dog Engineering & Consulting (Taylor Allen)

**Location:** 2450 Roosevelt Avenue

**Legal Description:** 5.381 acres out of NCB 7456

**Total Acreage:** 5.381 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 7

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

**Applicable Agencies:** Office of Historic Preservation, World Heritage Office

**Transportation**

**Thoroughfare:** Roosevelt Avenue

**Existing Character:** Primary Arterial B

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus route #42 located at the corner of Roosevelt Ave and Riverside Drive.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 19, 1999

**Update History:** October 26, 2005

**Goal:** Mixed uses are desired along the corridors S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue.

**Comprehensive Land Use Categories**

**Business Park:** Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park.

**Example Zoning Districts:** Commercial Districts, Office Districts, Business Park District

**Comprehensive Land Use Categories**

**Mixed Use:** 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.

**Example 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 Overview**

Subject Property

#### **Future Land Use Classification**

Business Park

#### **Current Use**

Vacant Commercial Building

North

#### **Future Land Use Classification**

Business Park

#### **Current Use**

Warehouse

East

#### **Future Land Use Classification**

Business Park, Mixed Use, Low Density Residential

#### **Current Use**

Warehouse

South

#### **Future Land Use Classification**

Mixed Use, Business Park

#### **Current Use**

Commercial Uses

West

#### **Future Land Use Classification**

Medium Density Residential

#### **Current Use**

Mobile Home Park, Vacant Land

### **LAND USE ANALYSIS:**

The applicant requests this plan amendment and the associated zoning change in order to develop a mix of multi-family units and commercial uses on the property. The proposed development offers to rehab the existing buildings located on the property with additional new construction. The proposed Mixed Use land use classification is consistent with the housing priority, values, and goals of the South Central San Antonio Community Plan and is compatible with the existing development pattern of rehabbing older commercial and industrial buildings into a mixed use developments. Additionally, the proposed plan amendment will meet many of the goals within the River Improvement Overlay District, World Heritage Buffer Area, as well as the Roosevelt Metropolitan Corridor design guidelines.

### **ALTERNATIVES:**

1. Recommend denial of the proposed amendment 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 recommends approval. The proposed amendment to the Mixed Use land use classification will allow the applicant to revitalize and redevelop the properties with mixed uses.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017131**

Current Zoning: "I-1 RIO-5 MC-1 AHOD" General Industrial River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District

Proposed Zoning: "IDZ RIO-5 MC-1 AHOD" Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 units per acre

Zoning Commission Hearing Date: May 2, 2017