



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3786  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 6/24/2020  
**Title:** PLAN AMENDMENT CASE PA-2020-11600032 (Council District 10): A request by Patrick Christensen, representative, for approval of a Resolution to amend the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Neighborhood Commercial" to "Medium Density Mixed Use" on Lots 29-32, NCB 11876, located at 1841 Flamingo Drive. Staff recommends Approval. (Associated Zoning Case Z-2020-10700011) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment PA-2020-11600032  
(Associated Zoning Case Z-2020-10700099)

**SUMMARY:**

**Comprehensive Plan Component:** Northeast Inner Loop Neighborhood Plan

**Plan Adoption Date:** August 2008

**Current Land Use Category:** "Neighborhood Commercial"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 24, 2020

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Flamingo Townhomes, LLC

**Applicant:** Flamingo Townhomes, LLC

**Representative:** Patrick W. Christensen

**Location:** 1841 Flamingo Drive

**Legal Description:** Lots 29-32, NCB 11876

**Total Acreage:** 1.273 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Oak Park/Northwood Neighborhood Association

**Applicable Agencies:** Aviation Department

**Transportation**

**Thoroughfare:** Flamingo Drive

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes:** 9, 209

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Northeast Inner Loop Neighborhood Plan

**Plan Adoption Date:** August 2008

**Comprehensive Land Use Categories**

**Land Use Category:** “Neighborhood Commercial”

**Description of Land Use Category:** Neighborhood Commercial includes low-intensity, small scale retail, office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor’s office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian’s office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas and/or collectors and within walking distance of residential areas. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities.

**Permitted Zoning Districts:** NC, C-1, O-1

**Land Use Category:** “Medium Density Mixed Use”

**Description of Land Use Category:** Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Shared

parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.

**Permitted Zoning Districts:** RM-4, RM-5, RM-6, MF-25, NC, C-1, C-2, C-2P, IDZ, TOD, MXD, UD, O-1, FBZD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Neighborhood Commercial”

**Current Land Use Classification:** Vacant

Direction: North

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Single-family dwellings

Direction: East

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Single-family dwellings

Direction: South

**Future Land Use Classification:** “Low Density Residential”

**Current Land Use Classification:** Single-family dwellings

Direction: West

**Future Land Use Classification:** “Neighborhood Commercial”

**Current Land Use:** Single-family dwelling, bar

**FISCAL IMPACT:** None

### **Proximity to Regional Center/Premium Transit Corridor**

The property is not within a regional center but is within a premium transit corridor.

### **RECOMMENDATION:**

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

The applicant seeks a Plan Amendment to rezone from “MF-33” Multi-Family District to “IDZ-1” Limited Density Infill Development Zone with uses permitted for 20 dwelling units.

The proposed land use amendment is appropriate for the subject property and the surrounding area. “Medium Density Mixed Use” would be a nice transition and buffer between the “Low Density Residential” neighborhood and the “Neighborhood Commercial” uses along Broadway. The “Medium Density Mixed Use” category is intended to be blended with residential while allowing slightly more density. The change of land use classification will also negate the property from being rezoned for commercial use(s).

### **ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Northeast Inner Loop Neighborhood Plan, as presented above.

2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700099**

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District  
with uses permitted for twenty (20) dwelling units

Zoning Commission Hearing Date: June 16, 2020