



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1191

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 2/4/2021

**Title:** PLAN AMENDMENT CASE PA-2020-11600074 (Council District 2): Ordinance amending the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks Open Space" to "Mixed Use" on Lot 9 and Lot 10, NCB 6056, located at 1222 Sherman Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2020-10700269)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Signed Resolution, 2. Draft Ordinance, 3. Ordinance 2021-02-04-0075

Date	Ver.	Action By	Action	Result
2/4/2021	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 2020-11600074  
(Associated Zoning Case 2020-10700269)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District / Eastside Community Plan

**Plan Adoption Date:** December 2003

**Current Land Use Category:** "Parks Open Space"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 16, 2020

**Case Manager:** Victoria Castro, Planner

**Property Owner:** Maria Perez

**Applicant:** ADA Consulting Group, Inc.

**Representative:** Donald Orion

**Location:** 1222 Sherman Street

**Legal Description:** Lot 9 and Lot 10, NCB 6056

**Total Acreage:** 0.0876

**Notices Mailed**

**Owners of Property within 200 feet:** 29

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

**Applicable Agencies:** Martindale Army Airfield Base

**Transportation**

**Thoroughfare:** Sherman Street

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** 20 and 22

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Arena District / Eastside Community Plan

**Plan Adoption Date:** December 2003

**Plan Goals:**

**1. Redevelopment Goals over the next 10-15 years**

1.1 New home construction - 25-50 homes per year

**2. Land Use Guiding Principles**

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

**4. Land Use Plan Goals**

4.1 Conserve existing neighborhoods

**Comprehensive Land Use Categories**

**Land Use Category:** "Parks Open Space"

**Description of Land Use Category:** Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands,

drainages, and utility easements.

**Permitted Zoning Districts:** None

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

**Description of Land Use Category:** Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. 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 storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A Mixed Use Town Center provides a central civic function with mixed uses incorporated into the peripheral development. A special district should be implemented to provide design standards for Mixed Use development.

**Permitted Zoning Districts:** MXD, TOD, NC, C-1, C-2, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50, IDZ

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** "Mixed Use"

**Current Land Use Classification:** "Parks Open Space"

Direction: North

**Future Land Use Classification:** "Public Institutional"

**Current Land Use Classification:** Railroad

Direction: East

**Future Land Use Classification:** "Parks Open Space"

**Current Land Use Classification:** Single Family Residence

Direction: South

**Future Land Use Classification:** "Parks Open Space"

**Current Land Use Classification:** Holy Temple of Jesus Christ, Single Family Residence and Vacant lots

Direction: West

**Future Land Use Classification:** "Parks Open Space"

**Current Land Use:** Vacant lot

**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 & Recommendation:** Staff and Planning Commission (7-0) recommend Approval.

The Plan Amendment to “Mixed Use” would allow them to request to rezone to “IDZ-1” for the development of two (2) dwelling units. It appears that the existing “Parks Open Space” land use is a dated planning goal for this area. A park development along Sherman Street would have provided a buffer to the railroad yards across the street. Instead, the properties have been developed as single-family residences.

The proposed “Mixed Use” land use is consistent with the area and the mixed development of residential, public and commercial uses. Further, “Mixed Use” land use has been established in the area along North New Braunfels Avenue.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Arena District / Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700269**

Current Zoning: "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units

**Zoning Commission Hearing Date:** December 15, 2020