



# City of San Antonio

## Agenda Memorandum

**File Number:**17-6145

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**Agenda Item Number:** 33.

**Agenda Date:** 11/13/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment PA 17094

(Associated Zoning Case Z2017305)

**SUMMARY:**

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

**Plan Adoption Date:** March 22, 2001

**Plan Update History:** August 2008

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 13, 2017

**Case Manager:** Kayla Leal

**Property Owner:** Prize Permanent Holdings LLC - Broadway St. Corner

**Applicant:** M&S Engineering

**Representative:** Jose J. Sosa, P.E.

**Location:** 1206 Nacogdoches Road

**Legal Description:** East 130.83 feet of Lot 12, Block 2, NCB 10104

**Total Acreage:** 0.344

**Notices Mailed**

**Owners of Property within 200 feet:** 83

**Registered Neighborhood Associations within 200 feet:**

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Nacogdoches Road

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None known

**Thoroughfare:** Broadway Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None known

**Public Transit:** The nearest bus stop (Stop #27636) is within walking distance southwest of the property at the corner of Broadway Street and East Basse Road, along Bus Routes 9, 10, and 505. There are other bus stops in the vicinity that are also along these routes.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** March 22, 2001

**Update History:** August 2008

**Plan Goals:** The plan does not contain any listed goals. It does speak of Land Use Concepts, and one is that “Medium Density Mixed Use areas include the less intensive commercial uses interspersed or blended with residential and office uses.”

**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 Building

Direction: North

**Future Land Use Classification:**

Neighborhood Commercial, Low Density Residential

**Current Land Use Classification:**

Offices, Apartments

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residential

Direction: South

**Future Land Use Classification:**

Neighborhood Commercial, Low Density Residential

**Current Land Use Classification:**

Animal Hospital, Medical Office, Apartments

Direction: West

**Future Land Use Classification:**

Regional Commercial

**Current Land Use:**

Retail Center, Parking Lot

### **FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center, but is directly outside of the Greater Airport Area Regional Center. The subject property is not located within a half (½)-mile of a Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The requested Plan Amendment is to allow the construction of a commercial use on the subject property. For this reason, the applicant needs a land use that is slightly higher than “Neighborhood Commercial”, but that would allow for a mix of uses. The subject property is located near the intersection of Nacogdoches Road and

Broadway Street, which are both Secondary Arterials. The Northeast Inner Loop Neighborhood Plan specifically addresses the way in which the requested “Medium Density Mixed Use” land use designation can be used. The Plan states it would be appropriate along the Broadway corridor, which is relevant to the subject property. The description of the land use classification also states that “Mixed Density Mixed Use” is preferred along arterials. The subject property is located between different levels of a Commercial land use designation and “Low Density Residential.” The requested “Mixed Density Mixed Use” will serve as a buffer between the commercial and residential land use designations.

**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: Z2017305**

Current Zoning: “O-2 AHOD” High-Rise Office Airport Hazard Overlay District

Proposed Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: November 21, 2017