



City of San Antonio

Agenda Memorandum

File Number:19-5265

Agenda Item Number: 22.

Agenda Date: 7/24/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2019-11600015

(Associated Zoning Case Z-2019-10700046)

SUMMARY:

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 24, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Amtul Property Group LLC

Applicant: The NRP Group

Representative: Brown & Ortiz, P.C.

Location: 4415 San Pedro Avenue

Legal Description: Lot 2, NCB 9200

Total Acreage: 1.5674

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Edison Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: San Pedro Rd

Existing Character: Primary Arterial B

Proposed Changes: None Known

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

Routes Served: 3, 4, 204

Comprehensive Plan

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals:

- Objective 1.1: Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work, shop and play with their central location and convenient access to all San Antonio.
- Objective 1.2: Initiate Neighborhood Commercial Revitalization of Blanco Road.

Comprehensive Land Use Categories

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category:

- Neighborhood Commercial provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access.
- Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people.
- It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas.
- Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established.

Permitted Zoning Districts: NC, C-1

Comprehensive Land Use Categories

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.

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

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Car Sales

Direction: North

Future Land Use Classification:

Parks Open Space

Current Land Use Classification:

Street Medium

Direction: East

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Commercial uses

Direction: South

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Vehicle Services

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single-Family Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the North Central Regional Center and located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Neighborhood Commercial” to “Mixed Use” is requested in order to rezone the property to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for multi-family not to exceed 75 total units and Motor Vehicle Sales (Full Service). This is consistent with the North Central Community Plan’s objective to market San Pedro Avenue as the place to live, work, shop and play with their central location and convenient access to all San Antonio. The future land use classification for the property is “Neighborhood Commercial”, which is compatible with the existing uses along San Pedro Avenue. The proposed Plan Amendment to “Mixed Use” is a compatible transition for the “C-3” base zoning to the north, south and east and the “MF-33” base zoning to the west. Also, the “Mixed Use” future land use classification will add diverse housing options on San Pedro Aveune, while also promoting infill development.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018130

CURRENT ZONING: “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay
Military Lighting Region - 2 Airport Hazard Overlay District

PROPOSED ZONING: “IDZ-3 MLOD-2 MLR-2 AHOD” High Intensity Infill Development Zone Lackland
Military Lighting Overlay Military Lighting Region - 2 Airport Hazard Overlay District for multi-family uses
not to exceed 90 total units and Non-Commercial Parking

Zoning Commission Hearing Date: July 16, 2019