



City of San Antonio

Agenda Memorandum

File Number:20-4730

Agenda Item Number: P-8.

Agenda Date: 8/20/2020

In Control: City Council A Session

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 and Planning Commission (7-0) recommend 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