City of San Antonio

Agenda Memorandum

File Number:20-6292

Agenda Item Number: P-7.

Agenda Date: 11/5/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Plan Amendment PA-2020-11600051
(Associated Zoning Case Z-2020-10700180 CD ERZD)

SUMMARY:
Comprehensive Plan Component: UTSA Area Regional Center Plan

Plan Adoption Date: October 3, 2019

Current Land Use Category: “Urban Mixed-Use"

Proposed Land Use Category: "Regional Mixed-Use"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: September 23, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Teralta Partners, Ltd.

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: 4949 North Loop 1604 West

Legal Description: 0.736 acres out of NCB 14852

Total Acreage: 0.736

Notices Mailed
Owners of Property within 200 feet: 3
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Camp Bullis Army Base, Planning Department, San Antonio Water Systems and Texas Department of Transportation

Transportation
Thoroughfare: Lou Mell
Existing Character: Local
Proposed Changes: None Known
Thoroughfare: North Loop 1604 West
Existing Character: Interstate
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property (Route 93).

ISSUE:
Comprehensive Plan
Comprehensive Plan Component: UTSA Area Regional Center Plan
Plan Adoption Date: October 3, 2019
Plan Goals:

Goal 7: Jobs and Economic Development: Support the expansion, development, and retention of an array of businesses, tourism, and entertainment options in order to provide job opportunities and improved quality of life that meets the needs for a growing diverse community.

- Create a business-friendly environment that supports small and local businesses, continues to attract larger corporations and institutions, and encourages innovation and creative partnerships.

Comprehensive Land Use Categories
Land Use Category: "Urban Mixed-Use"
Description of Land Use Category: Urban Mixed-Use contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed-Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities.
Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, and AE-4.

IDZ, PUD, MXD, TOD and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Land Use Category: "Regional Mixed-Use"
Description of Land Use Category: Regional Mixed Use contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high-rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of

uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians

Permitted Zoning Districts: MF-33, MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, and AE-4.

Land Use Overview
Subject Property
Future Land Use Classification: "Regional Mixed-Use"
Current Land Use Classification: "Urban Mixed-Use"

Direction: North
Future Land Use Classification: "Urban Mixed-Use"
Current Land Use Classification: Vacant land

Direction: East
Future Land Use Classification: "Urban Mixed-Use"
Current Land Use Classification: Single-Family Residences and Vacant land

Direction: South
Future Land Use Classification: "ROW"
Current Land Use Classification: North Loop 1604 West

Direction: West
Future Land Use Classification: "Urban Mixed-Use"
Current Land Use: Offices

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is within a Regional Center and is not within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The applicant seeks a Plan Amendment for "Regional Mixed Use" to rezone for a Coffee Roasting Facility.

In the UTSA Area Regional Center Plan, the "Urban Mixed-Use" land use classification is found along Loop 1604, east of IH-10. Mixed-use is encouraged along these types of corridors to create areas with a variety of active uses throughout the day. Whereas, the "Regional Mixed-Use" areas identified in the Plan are intended to be centers with the highest intensity of uses and activity, serving nearby neighborhoods and regional interests. In this case, the property owner is requesting a Conditional Use for Coffee Roasting and is not changing the "C-3" base zone. The subject property is located along a major highway and is adjacent to "Heavy Industrial" and "Urban Mixed-Use" land use classifications, as well as to the Beckmann Quarry, making the proposed "Regional Mixed-Use" a viable land use alternative to the area too.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the UTSA Area Regional Center Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700180 CD ERZD
Current Zoning: "C-3 UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District
Proposed Zoning: "C-3 CD UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District with a Conditional Use for Coffee Roasting
Zoning Commission Hearing Date: September 15, 2020