



City of San Antonio

Agenda Memorandum

File Number:21-4535

Agenda Item Number: 21.

Agenda Date: 7/14/2021

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment PA-2021-11600033

(Associated Zoning Case Z-2021-10700115 CD)

SUMMARY:

Comprehensive Plan Component: Downtown Regional Center Plan

Plan Adoption Date: December 5, 2019

Current Land Use Category: "Neighborhood Mixed Use"

Proposed Land Use Category: "Urban Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 14, 2021

Case Manager: Michael Pepe, Senior Planner

Property Owner: JB&S Investment Group LLC

Applicant: JB&S Investment Group LLC

Representative: James McKnight

Location: 541 Roosevelt Avenue

Legal Description: Lots 1, 2, 3, 4 & 10, Block 1, NCB 3120

Total Acreage: 0.7483

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Roosevelt Neighborhood Association, Office of Historic Preservation

Applicable Agencies: Planning Department

Property Details

Transportation

Thoroughfare: Roosevelt

Existing Character: Secondary Arterial

Proposed Changes: None known

Thoroughfare: Yellowstone

Existing Character: Local

Proposed Changes: None known

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

Routes served: 34, 42, 242

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Downtown Regional Center Plan

Plan Adoption Date: December 5, 2019

Goals:

Goal 1: Preserve and Enhance Downtown's Authenticity

- Grow and evolve in meaningful ways that encourage attachment between people and places;
- Respect historic and culturally significant places, including significant examples of more contemporary and modern architecture;
- Preserve and protect the World Heritage designated San Antonio Missions and other historical sites by ensuring compatible growth; and

Comprehensive Land Use Categories

Land Use Category: "Neighborhood Mixed Use"

Description of Land Use Category:

Contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small-scale retail establishments and restaurants. 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 Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, 5 cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities

Permitted Zoning Districts:

RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, and AE-2.

Land Use Category: "Urban Mixed Use"

Description of Land Use Category:

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, MF25, 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

Land Use Overview

Subject Property

Future Land Use Classification:

“Neighborhood Mixed Use”

Current Land Use Classification:

“Urban Mixed Use”

Direction: North

Future Land Use Classification:

“Neighborhood Mixed Use”

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

“Urban Mixed Use”

Current Land Use Classification:

Light Commercial

Direction: South

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

“Neighborhood Mixed Use”

Current Land Use Classification:

Single Family Housing

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is within the Downtown Regional Center, and is within a premium transit corridor.

STAFF ANALYSIS AND RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant seeks a Plan Amendment to “Urban Mixed Use.” The applicant is requesting rezoning to “C-2 CD NA H RIO-4 MC-1 AHOD” Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors with Welding and Carpentry.

The proposed “Urban Mixed Use” would be too intense in close proximity to single-family homes and would create an inconsistent planning pattern within the block. The Downtown Regional Center was adopted in December of 2019 after extensive community engagement, and this process designated the property as “Neighborhood Mixed Use”, with the intention that high intensity zoning categories no longer remain permitted on this block.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700115 CD

Current Zoning: "C-3NA H RIO-4 MC-1 AHOD" General Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "C-2 CD NA H RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors with Welding and Carpentry

Zoning Commission Hearing Date: June 15, 2021