



City of San Antonio

Agenda Memorandum

Agenda Date: October 9, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600068 (Associated Zoning Case Z-2024-10700229)

SUMMARY:

Comprehensive Plan Component:

Plan Adoption Date:

Current Land Use Category:

Proposed Land Use Category:

BACKGROUND INFORMATION:

Planning Commission Hearing Date:

Case Manager:

Property Owner:

Applicant:

Representative:

Location:

Legal Description:

Total Acreage:

Notices Mailed

Owners of Property within 200 feet:

Registered Neighborhood Associations within 200 feet:

Applicable Agencies:

Transportation

Thoroughfare:

Existing Character:
Proposed Changes:
Public Transit:
Routes Served:

Comprehensive Plan

Comprehensive Plan Component: Downtown Area Regional Center Plan

Plan Adoption Date: December 5, 2019

Plan Goals:

- Goal 4: Diversify the Mix of Uses in the Downtown Core
 - o Encourage new and renovated buildings to incorporate a mix of uses;
 - o Encourage the development of vacant lots in the city center with a geographically balanced mix of uses;
 - o Attract additional housing and a diversity of employment options in the Downtown Core; and
 - o Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services.
- Goal 5: Leverage and Enhance Downtown’s Reputation as a Destination for Hospitality and Tourism
 - o Create new and enhance existing destinations to provide additional cultural and entertainment opportunities for residents and visitors alike;
 - o Create complementary uses that engage both visitors and residents.

Comprehensive Land Use Categories:

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted Zoning Districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, and MHP.

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.

Land Use Overview

Subject Property

Future Land Use Classification: Medium Density Residential

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: Urban Mixed Use, Regional Mixed Use

Current Land Use Classification: Parking Lots, Government Offices

Direction: South

Future Land Use Classification: Urban Low Density Residential, Medium Density Residential

Current Land Use Classification: Residential Dwellings

Direction: East

Future Land Use Classification: Urban Low Density Residential, Urban Mixed Use, High Density Residential

Current Land Use Classification: Parking Lots, Residential Dwellings

Direction: West

Future land Use Classification: Regional Mixed Use, Urban Low Density Residential, Urban Mixed Use

Current Land Use Classification: Parking Lot, Residential Dwellings, Government Office, Research Center, Food Service Establishment

ISSUE:

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is located within the Downtown Regional Center and within ½ a mile of the Commerce – Houston Premium Transit Corridor and the Austin Highway Premium Transit Corridor

ALTERNATIVES:

RECOMMENDATION:

Staff Analysis and Recommendation:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning:

Proposed Zoning:

Zoning Commission Hearing Date: