



City of San Antonio

Agenda Memorandum

Agenda Date: May 14, 2025

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2025-11600023
(Associated Zoning Case Z-2025-10700069)

SUMMARY:

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 2019

Current Land Use Category: "Employment/Flex Mixed-Use" and "Urban Mixed-Use"

Proposed Land Use Category: "Regional Mixed-Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 14, 2025. This case was continued from the April 9, 2025, and April 23, 2025, hearings.

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Robert Stovall

Applicant: Headwall Investments, LLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 1908, 1912, 1916, 1920, 1924, and 1942 North Saint Mary's Street, 1009, 1015, and 1019 East Euclid Avenue

Legal Description: 3.101 acres out of NCB 1755

Total Acreage: 3.101 acres

Notices Mailed

Owners of Property within 200 feet: 59

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Neighborhood Association, SoJo Crossing Homeowner Association, and San Antonio Texas District One Resident Association

City-Wide Community Organizations: Women in Film & Television San Antonio and San Antonio African American Community Archive and Museum

Applicable Agencies: Office of Historic Preservation, Fort Sam Houston Army Base, Solid Waste Management

Transportation

Thoroughfare: North Saint Mary's Street

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: East Euclid Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: East Park Avenue

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 8, 20

Comprehensive Plan

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 2019

Plan Goals:

- Goal 4: Support Unique, Mixed Activity Areas
 - o Foster an appropriate mix, density, and orientation of land uses in each part of the Midtown Area to maintain the character of unique places, such as the North St. Mary's Street music culture.
- Goal 5: Broaden Housing Choices
 - o Focus most new housing development closer to multimodal transportation corridors.
- Goal 7: Stimulate a Thriving Economy
 - o Create more employment opportunities to continue attracting a diverse residential population.
- Goal 10: Pursue Transformative Projects
 - o Elevate the Midtown Area's aesthetic appeal, stimulate economic growth, and meet local needs by transforming vacant properties and older buildings through reuse, redevelopment, or new development.
- Goal 11: Grow Unique Destinations
 - o Fortify Midtown Area destinations with complementary housing, education, employment, entertainment, and transportation choices.

- Support other thriving retail, entertainment, and cultural destinations that already have a community and successful identity, such as the Pearl District, St. Mary's Street, and Main Street.

Comprehensive Land Use Categories:

Land Use Category: "Employment/Flex Mixed-Use"

Description of Land Use Category: Employment/Flex Mixed-Use provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller-scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one site.

Permitted Zoning Districts: R-1, R-2, RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD. PUD 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.

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: R-1, R-2, 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, AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD. PUD 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.

Comprehensive Land Use Categories:

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. Regional Mixed Use projects encourage incorporation of transit facilities into development.

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, AE-4, IDZ-2, IDZ-3, and MXD. PUD 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 Overview

Subject Property

Future Land Use Classification: “Employment/Flex Mixed-Use”, “Urban Mixed-Use”

Current Land Use Classification: Residential Dwellings, Metal Fabricator, Distribution Service, Floral Wholesaler

Direction: North

Future Land Use Classification: “Employment/Flex Mixed-Use”, “Urban Low Density Residential”, “Neighborhood Mixed-Use”

Current Land Use Classification: Architecture Office, Residential Dwellings, Police Substation, Construction Office

Direction: South

Future Land Use Classification: “Urban Mixed-Use”, “Urban Low Density Residential”

Current Land Use Classification: Gas Station, Bank, Contractor’s Office, Multi-Family Complexes, Residential Dwellings

Direction: East

Future Land Use Classification: “Employment/Flex Mixed-Use”, “Regional Mixed-Use”

Current Land Use Classification: Multi-Family Complexes, Retail

Direction: West

Future land Use Classification: “Urban Low Density Residential”, “Neighborhood Mixed-Use”

Current Land Use Classification: Law Office, Retail, Residential Dwellings

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is located within the Midtown Regional Center and is within ½ a mile of the New Braunfels Avenue Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from "Employment/Flex Mixed-Use" and "Urban Mixed-Use" to "Regional Mixed-Use" is requested to rezone the property to "IDZ-3" High Intensity Infill Development Zone with uses permitted in "C-2" Commercial District and up to 575 dwelling units. The area is comprised of various mixed-use land use designations, with several "Regional Mixed-Use" properties in close proximity to the subject property. Additionally, the 3.101-acre property spans most of the block and is near public transit routes, meeting general locational criteria for the proposed land use.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2025-10700069

Current Zoning: "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "C-2 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3NA UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, and "C-3R UC-4 AHOD" General Commercial Restrictive Alcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District

Proposed Zoning: "IDZ-3 UC-4 AHOD" High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and up to 575 dwelling units, and "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and up to 575 dwelling units

Zoning Commission Hearing Date: May 20, 2025