



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 13, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600080  
(Associated Zoning Case Z-2023-10700303)

**SUMMARY:**

**Comprehensive Plan Component:** Midtown Area Regional Center Plan

**Plan Adoption Date:** June 6, 2019

**Current Land Use Category:** “Urban Mixed Use”

**Proposed Land Use Category:** “Regional Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 13, 2023

**Case Manager:** Forrest Wilson, Principal Planner

**Property Owner:** Youth Empowerment Services Inc.

**Applicant:** Michael N. Shackelford

**Representative:** Michael N. Shackelford

**Location:** 137 University Avenue

**Legal Description:** Lot 18, Block 8, NCB 2022

**Total Acreage:** 2.75 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 45

**Registered Neighborhood Associations within 200 feet:** Uptown and Beacon Hill

**Applicable Agencies:** None

## **Transportation**

**Thoroughfare:** Fredericksburg Road

**Existing Character:** Principal

**Proposed Changes:** None Known

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

**Routes Served:** 95, 96, 97, 296

## **Comprehensive Plan**

**Comprehensive Plan Component:** Midtown Area Regional Center Plan

**Plan Adoption Date:** June 2019

### **Plan Goals:**

- Goal 4: Support Unique, Mixed Activity Areas
  - Accommodate growth while preserving distinct characteristics of each part of Midtown and providing thoughtful transitions between uses.
- Goal 5: Broaden Housing Choices
  - Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.

## **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.

## **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, 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 Overview**

Subject Property

**Future Land Use Classification:**

“Urban Mixed Use”

**Current Land Use Classification:**

Youth Organization

Direction: North

**Future Land Use Classification:**

“Urban Mixed Use”

**Current Land Use Classification:**

Convenience Store

Direction: East

**Future Land Use Classification:**

“Urban Mixed Use”

**Current Land Use Classification:**

Commercial/Retail

Direction: South

**Future Land Use Classification:**

“Urban Low Density Residential”

**Current Land Use Classification:**

Single-Family Residence

Direction: West

**Future Land Use Classification:**

“Urban Low Density Residential”

**Current Land Use:**  
Single-Family Residence

**ISSUE:**  
None.

**FISCAL IMPACT:**  
There is no fiscal impact.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is within the Midtown Regional Center and within ½ a mile from the Austin Highway Premium Transit Corridor.

**ALTERNATIVES:**

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

The proposed Plan Amendment from “Urban Mixed Use” to “Regional Mixed Use” is requested in order to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for 130 dwelling units. Currently, the property accommodates a youth organization that provides community and social services. The current “Urban Mixed Use” is an appropriate land use designation for the property based on the surrounding uses and can accommodate uses up to 40 units per acre. The requested “Regional Mixed Use” is too intense and would set precedent more intense uses in the area. Additionally, the Midtown Regional Center Plan is newly adopted as of June 2019 and the land use was studied extensively as part of the Planning Department public process, thus the existing “Urban Mixed Use” land use is most appropriate for the property.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700303**

Current Zoning: “RM-4 NCD-5 AHOD” Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Proposed Zoning: “IDZ-2 NCD-5 AHOD” Medium Intensity Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted for 130 dwelling units

Zoning Commission Hearing Date: December 19, 2023