



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** October 9, 2024

**In Control:** Planning Commission Meeting

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**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:** Downtown Area Regional Center Plan

**Plan Adoption Date:** December 5, 2019

**Current Land Use Category:** “Urban Low Density Residential”

**Proposed Land Use Category:** “Medium Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 9, 2024

**Case Manager:** Alexa Retana, Zoning Planner

**Property Owner:** Oxbow Real Estate, LLC

**Applicant:** Oxbow Real Estate, LLC

**Representative:** Oxbow Real Estate, LLC

**Location:** 620 Matagorda Street

**Legal Description:** Lots 1-4, Block 7, NCB 707

**Total Acreage:** 0.784 acres

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Lavaca Neighborhood Association,  
Downtown Neighborhood Association, San Antonio Texas District One Resident Association

**Applicable Agencies:** Parks and Recreation, Office of Historic Preservation,

### **Transportation**

**Thoroughfare:** Lavaca Street

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** Matagorda Street

**Existing Character:** Local

**Proposed Changes:** None known.

**Public Transit:** There is public transit within walking distance of the subject property.

**Routes Served:** 26, 30, 230, 225, 32, 36, 232, 242, 7

### **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:**

None.

**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:**

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 “Medium Density Residential” to “Urban Mixed Use” is requested to rezone the property to "IDZ-3” High Intensity Infill Development Zone District. The proposed “Urban Mixed Use” land use classification permits a mix of residential, commercial, and institutional developments which accommodate a multitude of uses. Given the surrounding mix of residential and commercial properties, the proposed mixed use land use designation is consistent with the area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700229**

Current Zoning: "O-2 H HS AHOD" High-Rise Office Lavaca Historic Overlay Historic Landmark Airport Hazard Overlay District and "RM-4 H AHOD" Residential Mixed Lavaca Historic Overlay Airport Hazard Overlay District

Proposed Zoning: "IDZ-3 H HS AHOD" High Intensity Infill Development Zone Lavaca Historic Overlay Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "O-2" High-Rise Office District, 325 dwelling units, Bar and/or Tavern without cover charge 3 or more days per week, Microbrewery, Winery with Bottling, Timeshares or Corporate Apartments, Hotel taller than 35 feet, Studio-Sound and Recording, Club-Private, Spa, Warehouse (Flex Space) and "IDZ-3 H AHOD" High Intensity Infill Development Zone Lavaca Historic Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "O-1.5" Mid-Rise Office District, "RM-4" Residential Mixed District, 31 dwelling units, Bar and/or Tavern without cover charge 3 or more days per week, Microbrewery, Winery with Bottling, Timeshares or Corporate Apartments, Hotel, Studio-Sound and Recording, Club-Private, Spa, Warehouse (Flex Space), Fitness Center/Health Club and Sport Court with Outdoor Uses Permitted and Athletic Fields – Outdoor Permitted

Zoning Commission Hearing Date: October 15, 2024