



City of San Antonio

Agenda Memorandum

Agenda Date: December 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2023-11600068
(Associated Zoning Case Z-2023-10700257)

SUMMARY:

Comprehensive Plan Component: SA Tomorrow Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Current Land Use Category: Employment/Flex Mixed Use

Proposed Land Use Category: Regional Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2023

Case Manager: Joseph Leos, Planner

Property Owner: 133 Vine LLC c/o Jayson Winters

Applicant: 133 Vine LLC c/o Jayson Winters

Representative: 133 Vine LLC c/o Jayson Winters

Location: 811 and 815 East Park Avenue

Legal Description: The west 180 feet of Lot F, Block 6, NCB 832

Total Acreage: .354 acres

Notices Mailed

Owners of Property within 200 feet: 53

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Neighborhood Association and SoJo Crossing Neighborhood Association

Applicable Agencies: Fort Sam Houston

Transportation

Thoroughfare: East Park Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: East Euclid Avenue

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: 8

Comprehensive Plan

Comprehensive Plan Component: SA Tomorrow Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Plan Goals:

Goal 1: Preserve Midtown's Distinct Character

- Preserve Midtown's essential character-defining elements: the diversity of people and the unique character of individual places and neighborhoods.
- Maintain buildings with exemplary historic character.

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.
- Conserve existing affordable housing and the existing diverse mix of housing types, and expand affordable housing options.

Comprehensive Land Use Categories

Land Use Category: Employment/Flex Mixed Use

Description of Land Use Category: 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: RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, and AE-4

Land Use Category: Regional Mixed Use

Description of Land Use Category: 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:

“Employment/Flex Mixed Use”

Current Land Use Classification:

Vacant Land

Direction: North

Future Land Use Classification:

“Employment/Flex Mixed Use”

Current Land Use Classification:

Residential Condominiums

Direction: East

Future Land Use Classification:

“Regional Mixed Use”

Current Land Use Classification:

Single-Family Residential

Direction: South

Future Land Use Classification:

“Regional Mixed Use”

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

“Urban Mixed Use”

Current Land Use:

Multi-Family

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

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

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the UTSA Area Regional Center Plan.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The requested Plan Amendment seeks from “Employment/Flex Mixed Use” to “Regional Mixed Use” is requested to rezone the property to “IDZ-3” High Intensity Infill Development Zone District with uses permitted in "MF-65" Multi-Family District. The request to “Regional Mixed Use” is consistent with land uses to the north, south and west of the subject site. This development pattern of the area is in harmony with the “Regional Mixed Use” category and will enable the applicant to introduce infill housing at a scale appropriate to the surrounding area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-107000257

Current Zoning: "MF-33 RIO-2 AHOD" Multi-Family River Improvement Overlay 2 Airport Hazard Overlay District and "C-2 RIO-2 AHOD" Commercial River Improvement Overlay 2 Airport Hazard Overlay District

Proposed Zoning: "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay 2 Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District

Zoning Commission Hearing Date: December 5, 2023