



City of San Antonio

Agenda Memorandum

Agenda Date: November 15, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600084
(Associated Zoning Case Z-2023-10700287)

SUMMARY:

Comprehensive Plan Component: Downtown Area Regional Center Plan

Plan Adoption Date: December 5, 2019

Current Land Use Category: “Urban Mixed Use”

Proposed Land Use Category: “Regional Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 15, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: PPGE Alamo, LLC

Applicant: PPGE Alamo, LLC

Representative: Killen, Griffin, and Farrimond, PLLC

Location: 1025 South Frio Street

Legal Description: 1.968 acres

Total Acreage: the east 338.98 feet and the west 164.14 feet Lot 3, Block 102, NCB 274

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Historic Westside Residents

Applicable Agencies: Lackland Airforce Base

Transportation

Thoroughfare: South Frio Street

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Vera Cruz Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: South Medina Street

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 62, 67, 68, 275

Comprehensive Plan

Comprehensive Plan Component: Downtown Area Regional Center Plan

Plan Adoption Date: December 2019

Plan Goals:

- Goal 1: Preserve and Enhance Downtown's Authenticity
 - Grow and evolve in meaningful ways that encourage attachment between people and places.
- Goal 4: Diversify the Mix of Uses in the Downtown Core
 - Encourage new and renovated buildings to incorporate a mix of uses.
 - Encourage the development of vacant lots in the city center with a geographically balanced mix of uses.
- Goal 5: Leverage and enhance Downtown's Reputation as a Destination for Hospitality and Tourism
 - Create new and enhance existing destinations to provide additional cultural and entertainment opportunities for residents and visitors alike.
 - Create complementary uses that engage both visitors and residents.

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:

Hotel

Direction: North

Future Land Use Classification:

“Urban Mixed Use”

Current Land Use Classification:

Apartments

Direction: East

Future Land Use Classification:

“Urban Mixed Use”, “Urban Low Density Residential”

Current Land Use Classification:

Paint retailer, Residential Dwellings

Direction: South

Future Land Use Classification:

“Urban Mixed Use”

Current Land Use Classification:

County elections warehouse

Direction: West

Future Land Use Classification:

“Urban Mixed Use”, “Employment/Flex Mixed Use”

Current Land Use:

Shredding service facility

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the Downtown Regional Center and is within a ½ mile of the Rockport Subdivision Metro 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 Approval.

The proposed Plan Amendment from “Urban Mixed Use” to “Regional Mixed Use” is requested in order to rezone the property to “IDZ-3” High Intensity Infill Development Zone District with uses permitted for a hotel and one-hundred and fifty (150) dwelling units. Currently, the property accommodates a hotel. While the current “Urban Mixed Use” is appropriate for the property and surrounding area, the requested “Regional Mixed Use” is also consistent. The subject property is immediately proximate to the downtown area as well as to Interstate Highway 10, making it an appropriate location for a more intense land use category. In addition to being within walking distance of VIA bus routes, the property is also proximate to the VIA Centro Plaza, a major bus terminal within Downtown San Antonio. This aligns with the locational criteria for the “Regional Mixed Use” land use category. Furthermore, the proposal aligns with the goals of the Downtown

Regional Area regional center plan, as it enhances an existing development for citizens of San Antonio while also offering complementary uses to engage visiting tourists.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700287

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Hotel and one-hundred and fifty (150) dwelling units and "IDZ-3 MLOD-2 MLR-2 AHOD" High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for a Hotel and one-hundred and fifty (150) dwelling units

Zoning Commission Hearing Date: November 7, 2023