



# 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 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600081 (Associated Zoning Case Z-2023-10700318)

**SUMMARY:**

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

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

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

**Proposed Land Use Category:** “Employment/Flex Mixed Use”

**BACKGROUND INFORMATION:**

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

**Case Manager:** Ashley Leal, Senior Planner

**Property Owner:** Julio Gonzalez Jr., JoAnn Gonzalez, Daniel J. Baca, and Bianca R. Baca

**Applicant:** Bianca Baca

**Representative:** Bianca Baca

**Location:** 1526 North Alamo Street

**Legal Description:** Lot 51 and the west 25 feet of Lot 56, NCB 984

**Total Acreage:** 0.1886 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance

**Applicable Agencies:** Fort Sam Houston, Planning Department, Office of Historic Preservation, Texas Department of Transportation

**Transportation**

**Thoroughfare:** North Alamo Street

**Existing Character:** Minor

**Proposed Changes:** None known

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

**Routes Served:** 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
  - 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: “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.

### **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 workspaces, 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.

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:**

“Regional Mixed Use”

**Current Land Use Classification:**

Single-Family Residence

Direction: North

**Future Land Use Classification:**

“Regional Mixed Use”

**Current Land Use Classification:**

Vacant Restaurant

Direction: East

**Future Land Use Classification:**

“Regional Mixed Use”

**Current Land Use Classification:**

Single-Family Residence

Direction: South

**Future Land Use Classification:**

“Regional Mixed Use”

**Current Land Use Classification:**

Single-Family Residence

Direction: West

**Future Land Use Classification:**

“Regional Mixed Use”

**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 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 “Regional Mixed Use” to “Employment/Flex Mixed Use” is requested in order to rezone the property to “MF-18” Limited Density Multi-Family. Currently, the property accommodates a single-family residence. While the current “Regional Mixed Use” is an appropriate land use designation for the property, the requested “Employment/Flex Mixed Use” is in alignment with the existing development pattern.

The surrounding properties include a mixture of Multi-family and Residential that is more consistent with a future land use designation of “Employment/Flex Mixed Use”. This request would not disrupt the surrounding “Regional Mixed Use” land use designations as the permitted uses for “Employment/Flex Mixed Use” are similar.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning: "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District.

Proposed Zoning: "MF-18 HS AHOD" Limited Density Multi-Family Historic Significant Airport Hazard Overlay District.

Zoning Commission Hearing Date: December 5, 2023