



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** December 11, 2024

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

PLAN AMENDMENT CASE PA-2024-11600082  
(Associated Zoning Case Z-2024-10700197)

**SUMMARY:**

**Comprehensive Plan Component:** Eastside Area Community Plan

**Plan Adoption Date:** June 20, 2024

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 11, 2024

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

**Property Owner:** Sabot Austin Street, LLC

**Applicant:** Metropolitan Development Company, LLC

**Representative:** Ortiz McKnight, PLLC

**Location:** 1316 Austin Street

**Legal Description:** Lot 1, Block 4, NCB 14759

**Total Acreage:** 0.2620

**Notices Mailed**

**Owners of Property within 200 feet:** 23

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

**Applicable Agencies:** Office of Historic Preservation, Fort Sam Houston Army Base, Solid Waste Management

### **Transportation**

**Thoroughfare:** Austin Street

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** East Grayson Street

**Existing Character:** Minor

**Proposed Changes:** None known.

**Thoroughfare:** North Hackberry Street

**Existing Character:** Local

**Proposed Changes:** None known.

**Public Transit:** There are VIA bus routes within a ½ mile of the subject property.

**Routes Served:** 20, 9, 14, 209, 214

### **Comprehensive Plan**

**Comprehensive Plan Component:** Eastside Area Community Plan

**Plan Adoption Date:** June 20, 2024

#### **Plan Goals:**

- Land Use Recommendation #1: Support mixed-use centers and corridors that complement neighborhoods, support transit service, provide employment opportunities, and protect cultural assets.
- Housing Recommendation #1: Support diverse infill housing and reinvestment in existing dwellings that reflect historic pedestrian-oriented development patterns.
  - o efforts are needed to ensure this reinvestment in the neighborhoods reflects and celebrates the history and character of the area.

### **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.

**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.

**Land Use Overview****Subject Property****Future Land Use Classification:** Urban Mixed Use**Current Land Use Classification:** Moving Company**Direction:** North**Future Land Use Classification:** Urban Low Density Residential, Regional Mixed Use**Current Land Use Classification:** Residential Dwellings, Apartments, School**Direction:** South**Future Land Use Classification:** Urban Mixed Use**Current Land Use Classification:** Residential Dwellings, Vacant,**Direction:** East**Future Land Use Classification:** Neighborhood Mixed Use, Medium Density Residential**Current Land Use Classification:** Residential Dwellings**Direction:** West**Future land Use Classification:** Regional Mixed Use**Current Land Use Classification:** Apartments, Residential Dwellings, Restaurants, Bars**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**PROXIMITY TO REGIONAL TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center but is within ½ a mile of the New Braunfels Avenue Premium Transit Corridor and 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 to rezone the property to "IDZ-3” High Intensity Infill Development Zone with uses permitted in "C-2" Commercial District, Bar/Tavern, and multi-family use up to 40 dwelling units. Typically, properties designated as “Regional Mixed Use” are built at the block scale to accommodate commercial and residential uses at high densities. While there are existing “Regional Mixed Use” properties in proximity to the subject property, they are larger than the 0.262-acre tract and span across the block. Staff finds that the proposed uses can be achieved under the current land use designation at a more appropriate density for the size of the property.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700197**

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern, and multi-family use up to 40 dwelling units

Zoning Commission Hearing Date: December 17, 2024