



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** February 8, 2023

**In Control:** Planning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

PLAN AMENDMENT CASE PA-2023-11600002  
(Associated Zoning Case Z-2023-10700002)

**SUMMARY:**

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

**Plan Adoption Date:** January 2019

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

**Proposed Land Use Category:** Urban Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 8, 2023

**Case Manager:** Adolfo Gonzalez

**Property Owner:** Brooks Development Authority

**Applicant:** Provident Group-Brooks Properties LLC

**Representative:** Brown & Ortiz

**Location:** 3005 Sidney Brooks Drive

**Legal Description:** 3.326 acres out of NCB 10879

**Total Acreage:** 3.326

**Notices Mailed**

**Owners of Property within 200 feet:** 5

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Office of Historic Preservation, Brooks Planning

## **Transportation**

**Thoroughfare:** Sidney Brooks Drive

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** Josue Sanchez

**Existing Character:** Local

**Proposed Changes:** None known.

**Public Transit:** There are VIA bus routes in proximity to the subject property.

**Routes Served:** 32, 34

## **Comprehensive Plan**

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

**Plan Adoption Date:** January 2019

### **Plan Goals:**

- Housing Recommendation #2: Increase the diversity of housing options within the Brooks Area Regional Center in order to support and attract residents at all stages of life and income levels.
- Land Use Recommendation #3: Evaluate, and update as needed, zoning and development regulations that impede implementation of Brooks Area Regional Center Plan land uses and desired urban form.
- Strategy 3.1 (Regulatory and Policy, Investment) Develop new, mixed-use zoning districts tailored to implementing the mixed-use land use categories adopted into the UDC, including Neighborhood Mixed-Use; Urban Mixed-Use; Regional Mixed-Use; Employment/Flex Mixed-Use; and Business/Innovation Mixed-Use.

## **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, O2, 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 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.

**Land Use Overview**

Subject Property

**Future Land Use Classification:** Regional Mixed Use

**Current Land Use Classification:** Vacant church

Direction: North

**Future Land Use Classification:** Urban Mixed Use

**Current Land Use Classification:** Residential Dwelling

Direction: East

**Future Land Use Classification:** Urban Mixed Use

**Current Land Use Classification:** Playground/Park

Direction: South

**Future Land Use Classification:** Regional Mixed Use

**Current Land Use Classification:** Parking lot for Health Center

Direction: West

**Future Land Use Classification:** Urban Mixed Use and Regional Mixed Use

**Current Land Use Classification:** Vacant Property

**ISSUE:**

None.

**FISCAL IMPACT:**

There is no fiscal impact.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within a half mile of the Metro Premium Transit Corridor and is within the Brooks Regional Center.

**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 land use amendment from “Regional Mixed Use” to “Urban Mixed Use” is requested to rezone the property to “MXD” Mixed Use District. The proposed land use is consistent with the development pattern and is compatible with the surrounding “Urban Mixed Use” land uses. Properties with “Urban Mixed Use” land use classifications are designated on several key corridors. For this area it is New Braunfels Avenue which contains a mix of residential, commercial, and institutional uses at medium level intensity and typically at a smaller scale than the “Regional Mixed Use” land use classification. Mixed-use is encouraged along Goliad Road, South New Braunfels Avenue, and sections adjacent to Interstate-37. Given the size of the property and its location abutting vacant properties the request for “Urban Mixed Use” land uses is consistent with the area and aligns with the goals of the Brook Area Regional Center Plan.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700002**

Current Zoning: “C-3 HS AHOD” General Commercial Historic Significant Airport Hazard Overlay District

Proposed Zoning: “MXD HS AHOD” Mixed Use Historic Significant Airport Hazard Overlay District

Zoning Commission Hearing Date: February 21, 2023