



City of San Antonio

Agenda Memorandum

Agenda Date: March 22, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600012

(Associated Zoning Case Z-2023-10700045)

SUMMARY:

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Current Land Use Category: “Urban Mixed Use”

Proposed Land Use Category: “Regional Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 22, 2023

Case Manager: Elizabeth Steward, Planner

Property Owner: Urban Renewal Agency of the City of San Antonio, d/b/a Office of Urban Redevelopment San Antonio

Applicant: Franklin Development Company

Representative: Brown and McDonald, PLLC

Location: 419 and 425 San Pedro

Legal Description: 0.924 acres out of NCB 769

Total Acreage: 0.924

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association and Five Points Neighborhood Association

Applicable Agencies: Fort Sam Houston, Office of Historic Preservation

Transportation

Thoroughfare: San Pedro Avenue

Existing Character: Principal Primary Arterial B

Proposed Changes: None Known

Thoroughfare: Marshall Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Jackson Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 3, 4, 95, 96, 97, 204, 296, 90

Comprehensive Plan

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Plan Goals:

- 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.
- Goal 9: Promote Health and Sustainability

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:

- 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:

Auto Shop and Office

Direction: North

Future Land Use Classification:

Urban Mixed Use

Current Land Use Classification:

Church and Food Pantry

Direction: East

Future Land Use Classification:

Regional Mixed Use

Current Land Use Classification:

Fast Food Establishment

Direction: South

Future Land Use Classification:

Urban Mixed Use

Current Land Use Classification:

Fast Food Establishment and Coffee Shop

Direction: West

Future Land Use Classification:

Medium Density Residential

Current Land Use:

Apartment Building

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Midtown Regional Center and is located within a half mile of the San Pedro Premium Transit Corridor and the New Braunfels Avenue 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 land use 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 Supportive Housing Campus. This is consistent with the Midtown Area Regional Center Plan’s goal to pursue Transformative Projects. The future land use classification for the property is “Urban Mixed Use”, which is compatible with the existing uses along the San Pedro Avenue corridor. The proposed Plan Amendment to “Regional Mixed Use” is consistent with the “Regional Mixed Use” land use to the north and east of the subject property. The “Regional Mixed Use” future land use classification will also support housing needs in the area and provide necessary public services.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700045

Current Zoning: "C-3 NA UC-6 AHOD" General Commercial Nonalcoholic Sales San Pedro Urban Corridor Airport Hazard Overlay District and "C-2 P UC-6 AHOD" Commercial Pedestrian San Pedro Urban Corridor Airport Hazard Overlay District

Proposed Zoning: "IDZ-3 UC-6 AHOD" High Intensity Infill Development Zone San Pedro Urban Corridor Airport Hazard Overlay District with uses for a Supportive Housing Campus

Zoning Commission Hearing Date: April 4, 2023