



City of San Antonio

Agenda Memorandum

Agenda Date: September 27, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600061
(Associated Zoning Case Z-2023-10700211)

SUMMARY:

Comprehensive Plan Component: SA Tomorrow Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Current Land Use Category: “Urban Low Density Residential”

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

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 27, 2023. This item was continued at the September 13, 2023 hearing.

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Slate Creek Ranch, LLC

Applicant: Roland Garcia

Representative: Slate Creek Ranch, LLC

Location: 724 East Myrtle Street

Legal Description: Lots 7 and 8, Block 6, NCB 6794

Total Acreage: 0.1331

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: Fort Sam Houston

Transportation

Thoroughfare: East Myrtle Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: East Park Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 8, 20

Comprehensive Plan

Comprehensive Plan Component: SA Tomorrow Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Plan Goals:

- Goal 1: Preserve Midtown's Distinct Character
 - Preserve Midtown's essential character-defining elements: the diversity of people and the unique character of individual places and neighborhoods.
 - Maintain buildings with exemplary historic character.
- 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.

Comprehensive Land Use Categories

Land Use Category: "Urban Low Density Residential"

Description of Land Use Category: Urban Low Density Residential includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted Zoning Districts: R-1, R-2, R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, IDZ-1, MH, MHC, MHP, MXD, and NC. PUD and TOD 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: "Employment/Flex Mixed Use"

Description of Land Use Category: 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 near 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:

Urban Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: North

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: East

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: South

Future Land Use Classification:

Employment/Flex Mixed Use

Current Land Use Classification:

Wholesale Florist

Direction: West

Future Land Use Classification:

Employment/Flex Mixed Use

Current Land Use Classification:

Architecture firm

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

ISSUE: None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the Midtown Regional Center and is within a ½ mile of the New Braunfels Premium Transit Corridor and the Austin Highway Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Urban Low Density Residential” and “Employment/Flex Mixed Use” is requested to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted for three (3) dwelling units. While the “Urban Low Density Residential” land use category is appropriate considering the established single-family development pattern, the surrounding area also accommodates many small scale creative oriented businesses, as well as low intensity commercial uses and light service uses. The request to “Employment/Flex Mixed Use” is also consistent with land uses to the north, south and west of the subject site. This development pattern of the area is in harmony with the “Employment/Flex Mixed Use” category and will enable the applicant to introduce infill housing at a scale appropriate to the surrounding area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700211

Current Zoning: "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "IDZ-2 UC-4 AHOD" Medium Intensity Infill Development North St. Mary's Urban Corridor Airport Hazard Overlay District with uses permitted for 3 units and "IDZ-2 AHOD" Medium Intensity Infill Development Airport Hazard Overlay District with uses permitted for three (3) units

Zoning Commission Hearing Date: September 19, 2023