



City of San Antonio

Agenda Memorandum

Agenda Date: October 12, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600076
(Associated Zoning Case Z-2022-10700163)

SUMMARY:

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Current Land Use Category: “Neighborhood Mixed Use”

Proposed Land Use Category: “Urban Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 12, 2022. This case is continued from the August 10, 2022, August 24, 2022, September 14, 2022 and September 28, 2022.

Case Manager: Elizabeth Steward, Planner

Property Owner: MIV 2200 LLC

Applicant: JWDD Capital, LLC

Representative: Killen, Griffin, & Farrimond LLC

Location: 2200 McCullough Avenue

Legal Description: Lot A, Lot B, Lot C, Lot D, Lot F, Lot 2B, Block 2, NCB 1714

Total Acreage: 1.24

Notices Mailed

Owners of Property within 200 feet: 49

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Association and Monte Vista

Applicable Agencies: Fort Sam Military Base, Planning Department

Transportation

Thoroughfare: McCullough Avenue

Existing Character: Minor Secondary Arterial

Proposed Changes: None Known

Thoroughfare: East Russell Place

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 5, 90, 204

Comprehensive Plan

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 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.
- LU Recommendation #4: Land use decisions should support the continued use or adaptive-reuse of existing structures that contribute to the essential character of the Midtown Area.

Comprehensive Land Use Categories

Land Use Category: “Neighborhood Mixed Use”

Description of Land Use Category:

- contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. 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 Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity

for the local workforce. Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities.

Permitted Zoning Districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, 0-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, R-4, AE-2, IDZ-1, and MXD. PUD, 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: “Urban Mixed Use”

Description of Land Use Category:

- 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: R-1, R-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, 0-1, 0-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD.

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Mixed Use

Current Land Use Classification:

Empty Building

Direction: North

Future Land Use Classification:

Neighborhood Mixed Use

Current Land Use Classification:

Residential Dwelling

Direction: East

Future Land Use Classification:

Neighborhood Mixed Use

Current Land Use Classification:

Residential Dwelling

Direction: South

Future Land Use Classification:

Neighborhood Mixed Use

Current Land Use Classification:

Professional Office

Direction: West

Future Land Use Classification:

None

Current Land Use:

San Antonio Academy- School

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend approval of the proposed amendment to the Midtown Area Regional Center Plan, as presented above.
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 “Neighborhood Mixed Use” to “Urban Mixed Use” is requested in order to rezone the property to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “C-2” Commercial District. This is consistent with the Midtown Area Regional Center Plan’s objective to support Unique, Mixed Activity Areas and Accommodate growth while preserving distinct characteristics of each part of Midtown and providing thoughtful transitions between uses. The proposed Plan Amendment to “Urban Mixed Use” brings in potential retail/service style commercial uses to provide goods and services to residential areas within the Corridor.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700163

Current Zoning: "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 UC-5 AHOD" Residential Single-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District

Proposed Zoning: "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

Zoning Commission Hearing Date: August 2, 2022