



City of San Antonio

Agenda Memorandum

Agenda Date: February 8, 2023

In Control: Planning Commission Meeting

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.
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 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 with uses consistent with permitted zoning districts in the “Urban Mixed Use” land use classification. 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, including the intersecting New Braunfels Avenue, and contain a mix of residential, commercial, and institutional uses at medium level intensity that typically smaller scale than “Regional Mixed Use”. Mixed-use is encouraged along the interest corridors and intersection of Goliad Road, South New Braunfels Avenue, and sections adjacent to Interstate-37. Given the property’s acreage size, location abutting vacant properties and properties with “Urban Mixed Use” land uses, the request aligns with the goals of the Brook Area Regional Center Plan.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

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