

- 33. PLAN AMENDMENT CASE PA-2023-11600081 (Council District 2):** A request by Bianca Baca, representative, for Approval of a Resolution amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Regional Mixed Use” to "Employment/Flex Mixed Use" on Lot 51 and the west 25 feet of Lot 56, NCB 984, located at 1526 North Alamo Street. Staff recommends Approval. (Associated Zoning Case Z-2023-10700318) (Ashley Leal, Zoning Planner, (210) 207-6311, Ashley.leal@sanantonio.gov, Development Services Department)



City of San Antonio

Agenda Memorandum

Agenda Date: December 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600081
(Associated Zoning Case Z-2023-10700318)

SUMMARY:

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Current Land Use Category: "Regional Mixed Use"

Proposed Land Use Category: "Employment/Flex Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2023

Case Manager: Ashley Leal, Senior Planner

Property Owner: Julio Gonzalez Jr., JoAnn Gonzalez, Daniel J. Baca, and Bianca R. Baca

Applicant: Bianca Baca

Representative: Bianca Baca

Location: 1526 North Alamo Street

Legal Description: Lot 51 and the west 25 feet of Lot 56, NCB 984

Total Acreage: 0.1886 acres

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Applicable Agencies: Fort Sam Houston, Planning Department, Office of Historic Preservation,
Texas Department of Transportation

Transportation

Thoroughfare: North Alamo Street

Existing Character: Minor

Proposed Changes: None Known

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

Routes Served: 20

Comprehensive Plan

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 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.
- 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.

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, 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.

Comprehensive Land Use Categories

Land Use Category: “Employment/Flex Mixed Use”

Description of Land Use Category: Employment/Flex Mixed Use 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 in close proximity to 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:

“Regional Mixed Use”

Current Land Use Classification:

Single-Family Residence

Direction: North

Future Land Use Classification:

“Regional Mixed Use”

Current Land Use Classification:

Vacant Restaurant

Direction: East

Future Land Use Classification:

“Regional Mixed Use”

Current Land Use Classification:

Single-Family Residence

Direction: South

Future Land Use Classification:

“Regional Mixed Use”

Current Land Use Classification:

Single-Family Residence

Direction: West

Future Land Use Classification:

“Regional Mixed Use”

Current Land Use:

Single-Family Residence

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Midtown Regional Center and within ½ a mile from the Austin Highway 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 Plan Amendment from “Regional Mixed Use” to “Employment/Flex Mixed Use” is requested in order to rezone the property to “MF-18” Limited Density Multi-Family. Currently, the property accommodates a single-family residence. While the current “Regional Mixed Use” is an appropriate land use designation for the property, the requested “Employment/Flex Mixed Use” is in alignment with the existing development pattern of the area.

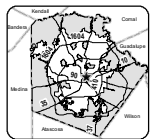
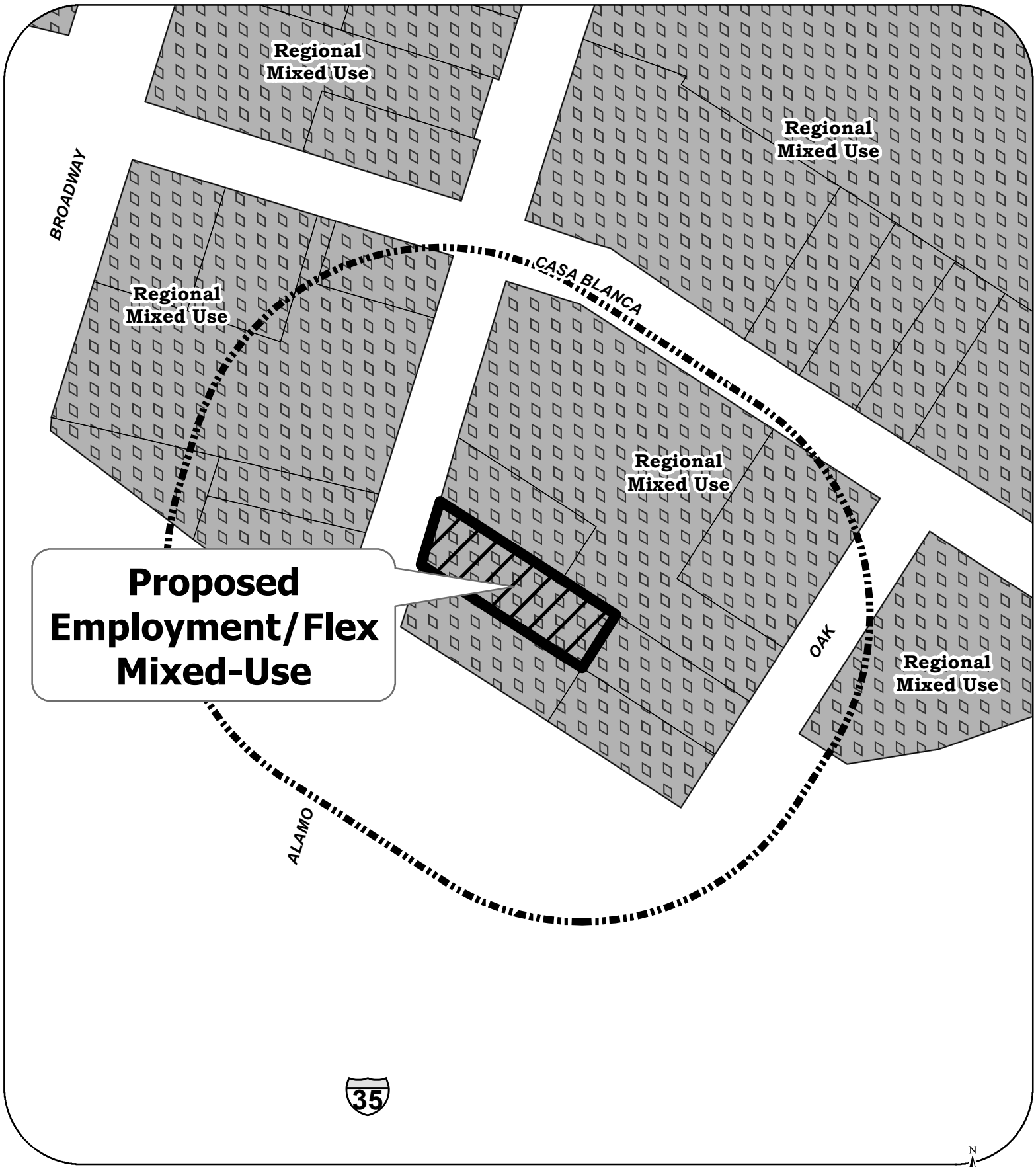
The surrounding properties include a mixture of Multi-family and Residential that is more consistent with a future land use designation of “Employment/Flex Mixed Use”. This request would not disrupt the surrounding “Regional Mixed Use” land use designations as the permitted uses for “Employment/Flex Mixed Use” are similar.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700318

Current Zoning: "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District.

Proposed Zoning: "MF-18 HS AHOD" Limited Density Multi-Family Historic Significant Airport Hazard Overlay District.

Zoning Commission Hearing Date: December 5, 2023

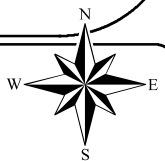


200' Notification Area

Proposed Land Use Change



Regional Mixed Use



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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 City of San Antonio Planning Department GIS Manager: Wendy Woodruff, wendy@sanantonio.gov. Maps may be ordered at: (210) 207-7873
 Map Created by: Gustavo Gutierrez
 Map Creation Date: 10/27/2023
 Map File Location: \\bcomms01\misc\29\GIS\Plan\2311600081_Midtown_B&W.mxd
 Land Use Amendment\Amend_2311600081_Midtown_B&W.mxd
 PDF Filename: 2311600081.pdf

Midtown Regional Center Area

Proposed Plan Amendment 2311600081 Area

City of San Antonio
 Development Services
 Department
 Michael Shannon, PE, CBD
 CMT Midtown Development and
 Business Services Center
 PO Box 930566
 San Antonio, TX 78283



RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE MIDTOWN AREA REGIONAL CENTER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, CHANGING THE FUTURE LAND USE DESIGNATION FROM “REGIONAL MIXED USE” TO “EMPLOYMENT/FLEX MIXED USE” ON LOT 51, AND THE WEST 25 FEET OF LOT 56, NCB 984, LOCATED AT 1526 NORTH ALAMO STREET.

WHEREAS, the Midtown Area Regional Center Plan was adopted in June 6, 2019 as a component of the Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on December 13, 2023 and recommended **Approval** of the proposed amendment on December 13, 2023; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **Consistent** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Midtown Area Regional Center Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission’s recommendation for **Approval** as an amendment to the City’s Comprehensive Master Plan.

PASSED AND APPROVED ON THIS THIS 13TH DAY OF DECEMBER 2023.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Matthew Proffitt, Chair
San Antonio Planning Commission