



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 10, 2022

**In Control:** Planning Commission Meeting

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**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:** August 10, 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