



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** September 15, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Plan Amendment PA-2022-11600069  
(Associated Zoning Case Z-2022-10700182)

**SUMMARY:**

**Comprehensive Plan Component:** Midtown Area Regional Center

**Plan Adoption Date:** June 6, 2019

**Current Land Use Category:** "Neighborhood Mixed Use and Urban Low Density Residential"

**Proposed Land Use Category:** "Neighborhood Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 24, 2022, Continued from August 10, 2022.

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** 2902 N St. Marys LLC

**Applicant:** P.W. CHRISTENSEN, P.C.

**Representative:** P.W. CHRISTENSEN, P.C.

**Location:** 610 and 618 East Woodlawn Avenue, 412 and 416 East Craig Place

**Legal Description:** Lot 4, Block 2, NCB 6201, Lot 5, Block 2, NCB 6201, Lot 87, Block 2, NCB 3099 and 0.120 acres out of NCB 3099

**Total Acreage:** 0.4996 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 51

**Registered Neighborhood Associations within 200 feet:** Tobin Hill Neighborhood Association

**Applicable Agencies:** Fort Sam Houston, Planning Department, TxDOT

**Transportation**

**Thoroughfare:** West Woodlawn

**Existing Character:** Secondary Arterial B

**Proposed Changes:** North St. Mary's (East Mistletoe Ave to West Josephine) -- Improve N. St. Mary's from Mistletoe to Josephine including sidewalk connectivity, intersection improvements and signal enhancements as appropriate and within available funding.

**Thoroughfare:** East Craig Place

**Existing Character:** Local

**Proposed Changes:** North St. Mary's (East Mistletoe Ave to West Josephine) -- Improve N. St. Mary's from Mistletoe to Josephine including sidewalk connectivity, intersection improvements and signal enhancements as appropriate and within available funding.

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

**Routes Served:** 8

### **Comprehensive Plan**

**Comprehensive Plan Component:** Midtown Area Regional Center

**Plan Adoption Date:** June 6, 2019

#### **Plan Goals:**

- Foster an appropriate mix, density, and orientation of land uses in each part of Midtown to maintain the character of unique places, such as the North St. Mary's Street music culture.

Goal 7: Stimulate a Thriving Economy

- Create more employment opportunities to continue attracting a diverse residential population.

Goal 11: Grow Unique Destinations

- Support other thriving retail, entertainment, and cultural destinations that already have a community and successfully identify, such as the Pearl District, St. Mary's Street, and Main Street.

### **Comprehensive Land Use Categories**

**Land Use Category:** "Urban Low Density Residential"

#### **Description of Land Use Category:**

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.

**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, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, AE-2, IDZ-1, and MXD.

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

"Neighborhood Mixed Use" and "Neighborhood Mixed Use"

**Current Land Use Classification:**

Dwelling and Parking Lot

Direction: North

**Future Land Use Classification:**

"Neighborhood Mixed Use"

**Current Land Use Classification:**

Parking Lot

Direction: East

**Future Land Use Classification:**

"Urban Low Density Residential"

**Current Land Use Classification:**

Dwelling

Direction: South

**Future Land Use Classification:**

"Neighborhood Mixed Use"

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

"Neighborhood Mixed Use"

**Current Land Use Classification:**

Commercial and Parking Lot

**ISSUE:** None

**FISCAL IMPACT:**

There is no fiscal impact.

**ALTERNATIVES:**

1. Recommend Approval.
2. Make an Alternate Recommendation.
3. Continue to a future date.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission recommend Approval.

The proposal is not consistent with the entirety of the land use category of the subject property, but the applicant is seeking a plan amendment to Neighborhood Mixed Use, which is already very well established in the area. The proposed C-1 is much more fitting and appropriate for the area, as there is more intensive commercial zoning already established along St. Mary's St. and C-1 would serve as a buffer for the single-family residential zoning midblock. The proposal is generally consistent with the above listed goals and policies of the SA Tomorrow Comprehensive Plan as well as goals of the Midtown Area Regional Center Plan.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:**

Current Zoning: "RM-4 UC-4 AHOD" Residential Mixed North St. Mary's Street Urban Corridor Airport Hazard Overlay District, "O-2 UC-4 AHOD" High-Rise Office North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District

Proposed Zoning: "C-1 UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District on Lot 4, Block 2, NCB 6201, Lot 5, Block 2, NCB 6201, located at 610 and 618 East Woodlawn Avenue and "C-1 S UC-4 AHOD" Commercial North St. Mary's Street Urban Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Commercial Parking Lot on Lot 71 and Lot 72, NCB 3098, Lot 87, Block 2, NCB 3099, 0.120 acres out of NCB 3099 and 0.0720 acres out of NCB 3099, located at 2902 North Saint Mary's Street, 412, 416 and 418 East Craig Place.

Zoning Commission Hearing Date: August 18, 2022