



City of San Antonio

Agenda Memorandum

Agenda Date: December 14, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600091

(Associated Zoning Case Z-2022-10700256)

SUMMARY:

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Current Land Use Category: “Employment/Flex Mixed Use”

Proposed Land Use Category: “Regional Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 14, 2022. This item was continued from the November 16, 2022 hearing.

Case Manager: Ann Benavidez, Planner

Property Owner: Berridge Investments LLC

Applicant: Patrick Christensen, PC

Representative: Patrick Christensen, PC

Location: Generally located in the 200 Block of West Josephine Street

Legal Description: the south 142.5 feet of Lot 7 and Lot 8, Lot 17, Lot 19, Block 2, NCB 3027, 0.49 acres out of NCB 3027, 0.66 acres out of NCB 3027, the north 48.3 feet of the south 96.6 feet of Lot 11, the north 48.3 feet of Lot 11, the north 41.3 feet of the south 48.3 feet of Lot 11, Lot 12, and Lot 20, Block 2, NCB 3027, 0.940 acres out of NCB 3028, 0.96 acres out of NCB A-2, and 0.632 acres out of NCB 6859

Notices Mailed

Owners of Property within 200 feet: 72

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

Applicable Agencies: Parks and Recreation, Fort Sam Houston, Planning Department

Transportation

Thoroughfare: West Josephine Street

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: North Saint Mary's Street

Existing Character: Collector

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 Dewey Place

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: West Grayson St

Existing Character: Minor

Proposed Changes: None Known

Thoroughfare: Polk St

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 20, 8

ISSUE: None.

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Plan Goals:

- Goal 4: Support Unique, Mixed Activity Areas - 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. Accommodate growth while preserving

distinct characteristics of each part of Midtown and providing thoughtful transitions between uses.

- Goal 6: Improve Pedestrian- and Transit-Oriented Retail and Services - Building on the unique character and strengths in each retail corridor, support more diverse options, including small-scale markets, affordable healthy food, entertainment, and other amenities for Midtown's diverse residents and visitors. Encourage building maintenance and renovations to beautify commercial corridors and create walkable, active street areas next to buildings.
- Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses
 - LU-1.3 Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby
- Focus Areas Recommendation #4: Support fine-grained incremental redevelopment intended to serve many people in mixed-use corridors and focus areas.

Land Use Recommendation #2: Encourage zoning that supports the maintenance of neighborhood character while encouraging affordable housing, housing for all stages of life, and housing that is accessible to people with mobility impairments.

Comprehensive Land Use Categories

Land Use Category: "Employment/Flex Mixed Use"

Description of Land Use Category: 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 work spaces, 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 Category: "Regional Mixed Use"

Description of Land Use Category: 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 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.

Land Use Overview

Subject Property

Future Land Use Classification:

Employment/Flex Mixed Use

Current Land Use Classification:

Restaurant, Clothing Store, Plastic Supplier, Art Studio, Law Office, General Contractor, Residential Dwelling, Florist, Neon Sign Shop

Direction: North

Future Land Use Classification:

Urban Low Density Residential, Employment/Flex Mixed Use

Current Land Use Classification:

Residential Dwelling

Direction: East

Future Land Use Classification:

Parks Open Space, Regional Mixed Use

Current Land Use Classification:

Neon Sign Shop, Residential Dwelling, Florist

Direction: South

Future Land Use Classification:

Employment/Flex Mixed Use

Current Land Use Classification:

Plastic Wholesaler, Cleaning Service Facility, Law Office

Direction: West

Future Land Use Classification:

Urban Mixed Use, Urban Low Density Residential, Neighborhood Mixed Use

Current Land Use:

Pool Repair Service, Telecommunications Service Provider, Bar, Architecture Office

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 recommends Denial.

The proposed land use amendment from “Employment/Flex Mixed” to “Regional Mixed Use” is requested to rezone the property to “IDZ-3” High Intensity Infill Development Zone District, with uses permitted for one thousand (1,000) dwelling units, Bar/Tavern and C-2 Commercial District. This area was intentionally designated “Employment/Flex Mixed Use” in the adoption of the Midtown Area Regional Center Plan in June 2019, to accommodate a mix of light industrial, commercial and residential land uses. It is essentially the only part of the Midtown Area Regional Center Plan with this designation, and currently serves as a transition between the “Regional Mixed Use” and the “Urban Low Density” found in proximity to the subject property.

The current “Employment/Flex Mixed Use” land use category supports the proposed uses of a Bar/Tavern and “C-2” Commercial District uses but does not support the density of the proposed 1,000 dwelling units. It is staff’s position that the applicant could utilize the existing “Employment/Flex Mixed Use” category by modifying their residential density to fit the current land use category, while still accommodating additional residential density. This would negate the need for the Plan Amendment.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700256

Current Zoning: “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “0-1.5” Mid-Rise Office District, “MF-40” Multi-Family District, “C-2” Commercial District, “C-3 NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District, “I-1 AHOD” General Industrial Airport Hazard Overlay District, and “C-3 NA UC-4 AHOD” General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Airport Hazard Overlay District

Proposed Zoning: “IDZ-3 UC-4 AHOD” High Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for “C-2” Commercial District, one thousand (1,000) dwelling units, Bar/Tavern and “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for “C-2” Commercial District, one thousand (1,000) dwelling units, Bar/Tavern

Zoning Commission Hearing Date: December 6, 2022