



City of San Antonio

Agenda Memorandum

Agenda Date: January 12, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2021-11600015
(Associated Zoning Case Z-2021-10700056)

SUMMARY:

Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: June 6, 2019

Current Land Use Category: Urban Mixed Use

Proposed Land Use Category: Regional Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 12, 2022

Case Manager: Rebecca Rodriguez, Planner

Property Owner: Mireles Properties LLC and Marquee Investments LLC

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: 419 San Pedro and 425 San Pedro

Legal Description: 0.924 acres out of NCB 769

Total Acreage: 0.924 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Five Points Owner Association and The Tobin Hill Community Association
Applicable Agencies: None

Transportation

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial Type B

Proposed Changes: None

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

Routes Served: 4, 95, 96, 97, and 296

ISSUE: None.

Comprehensive Plan

Comprehensive Plan Component: Midtown Area Regional Center

Plan Adoption Date: June 6, 2019

Plan Update History: None

Plan Goals:

- Preserve Midtown's Distinct Character
- Connect Neighborhoods and Destinations
- Support Great Transit
- Support Unique, Mixed Activity Areas
- Broaden Housing Choices
- Improve Pedestrian- and Transit-Oriented Retail and Services
- Stimulate a Thriving Economy
- Improve Outdoor and Nature Experiences
- Promote Health and Sustainability
- Pursue Transformative Projects
- Grow Unique Destinations

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: RM-4, RM-5, RM-6, MF-I 8, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, and AE-3

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 close proximity for the local workforce.

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

Land Use Overview

Subject Property

Future Land Use Classification:

Urban Mixed Use

Current Land Use Classification:

Auto repair shop

Direction: North

Future Land Use Classification:

Urban Mixed Use

Current Land Use Classification:

Non-Profit Office

Direction: East

Future Land Use Classification:

Regional Mixed Use

Current Land Use Classification:

Food Service Establishment

Direction: South

Future Land Use Classification:

Urban Mixed Use

Current Land Use Classification:

Food Service Establishment

Direction: West

Future Land Use Classification:

High Density Residential

Current Land Use:

Multi-Family Complex

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 applicant seeks a Plan Amendment to “Regional Mixed Use” to rezone to “IDZ-3” High Intensity Infill Development Zone with uses permitted for up to 80 units in order to develop a high-density residential development. The existing “Urban Mixed Use” future land use designation for the property is appropriate for the subject site and allows up to “MF-40” Multi-Family to a density of up to 40 units per acre.

The Midtown Regional Center Plan reserves more density for property east of San Pedro Avenue. The “Urban Mixed Use” land use acts as a buffer between the high density uses to the east and the residential uses located to the west of the subject property. Thus the proposed “Regional Mixed Use” is not appropriate land use for the property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700056

Current Zoning: "C-3NA UC-6 AHOD" General Commercial Nonalcoholic Sales San Pedro Urban Corridor Airport Hazard Overlay District and "C-2P UC-6 AHOD" Commercial Pedestrian Nonalcoholic Sales San Pedro Urban Corridor Airport Hazard Overlay District

Proposed Zoning: "IDZ-3 UC-6 AHOD " High Intensity Infill Development Zone San Pedro Urban Corridor Airport Hazard Overlay District with uses permitted for up to 80 units

Zoning Commission Hearing Date: January 18, 2022