



City of San Antonio

Agenda Memorandum

File Number: 17-3609

Agenda Item Number: 12.

Agenda Date: 6/14/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 17043

(Associated Zoning Case Z2017134)

SUMMARY:

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Update History: November 4, 2010

Current Land Use Category: “Public Institutional” and “Mixed Use”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 14, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: San Antonio Independent School District

Applicant: San Antonio Independent School District

Representative: Brown & Ortiz, PC

Location: Generally located along N. Alamo Street, Carson Street and Austin Street

Legal Description: 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766

Total Acreage: 13.633

Notices Mailed

Owners of Property within 200 feet: 101

Registered Neighborhood Associations within 200 feet: Government Hill Alliance Neighborhood Association and Downtown Residents Association

Applicable Agencies: Office of Historic Preservation, Department of Planning and Community Development

Transportation

Thoroughfare: Austin Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: North Alamo Street

Existing Character: Minor Arterial

Proposed Changes: None Known

Thoroughfare: Carson Street

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: North Hackberry Street

Existing Character: Minor Secondary Arterial

Proposed Changes: None Known

Public Transit:

VIA route 9 and 20 are within walking distance from the subject properties.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Update History: November 4, 2010

Plan Goals: To encourage and support any revitalization and redevelopment efforts consistent with this plan.

Comprehensive Land Use Categories

Land Use Category: Mixed Use

Description of Land Use Category: Mixed Use allows for a concentrated, well structured, and integrated blend of higher density residential, retail, professional services, office, entertainment, and other land uses. The integration of uses should occur within structures, as well as across the site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Shared parking located near the rear of the facilities, accessory dwelling and live/work units are encouraged. Mixed Use is preferred along arterials, preferably in a nodal pattern with proximity to a major transit stop or node. Mixed Use exceeding 40 dwelling units per acre should be located on primary arterials or higher order roadways. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway. Building and architectural design of a mixed use development should stress quality, including open space, landscaping, and a safe, attractive, and pedestrian and bicycle friendly environment.

Permitted Zoning Districts: RM-4, RM-5, RM-6, MF-18, MF-25, MF-40, MF-50, NC,

C-1, C-2, C-2P, IDZ, TOD, MXD, UD, O-1, O-1.5, FBZD

Land Use Category: Public Institutional

Description of Land Use Category: Public / Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, museums, churches, community gathering facilities, etc. The location for these services include where they currently reside, as well as where they meet the future needs of the community.

Permitted Zoning Districts: Varies

Land Use Overview

Subject Property

Future Land Use Classification

Public Institutional and Mixed Use

Current Use

San Antonio Independent School District Facilities (S.A.I.S.D)

North

Future Land Use Classification

Mixed Use and Low Density Mixed Use

Current Use

Church, Vacant Lots, Multi-Family and Commercial uses

East

Future Land Use Classification

Mixed Use and Medium Density Residential

Current Use

Single-Family Residences and Vacant Lots

South

Future Land Use Classification

Mixed Use, Low Density Mixed Use and Medium Density Residential

Current Use

Commercial Uses, Parking Lot, Multi-Family, Single-Family Residences and Vacant Lot

West

Future Land Use Classification

Mixed Use and Low Density Mixed Use

Current Use

Commercial Uses, S.A.I.S.D, Police Department, Parking Lot and Multi-Family

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the Midtown Regional Center and is within ½ a mile of the Premium Transit Corridor on Broadway.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Government Hill Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

STAFF ANALYSIS AND RECOMMENDATION: Staff recommends Approval.

The subject properties are presently are owned by multiple individuals and entities but are being assembled to allow for redevelopment as a dense, mixed use district. Many are underutilized or incompatible industrial uses that are suitable for reuse for high-density residential or mixed use development. This project will integrate and blend higher density residential, with commercial, entertainment and other land uses. This project aligns with the intended usage for “Mixed Use” to be placed along arterials within close proximity to major transit stop. In addition, the requested “IDZ” Infill Development Zone zoning district requires urban design standards in order to maintain a neighborhood commercial scale, promote pedestrian activity and maintain the unique character of the center. The change in land use classification to “Mixed Use” would be an appropriate fit and would further promote economic development in the area.

The subject property is located along the Broadway corridor, a proposed future rapid transit corridor, and within the Midtown Regional Center as outline in the SA Tomorrow Comprehensive Plan. Additionally, the site is within the Midtown-Brackenridge TIRZ Master Plan. The subject properties currently possess a variety of zoning districts but are nearly uniform in a mixed use future land use designation, with the exception of the SAISD bus facility which is designated public institutional future land use. Public institutional future land use is commonly designated for publicly owned property but does not anticipate private development and provides no guidance on appropriate zoning districts, thereby necessitating the proposed amendment to mixed use.

Relevant Goals, Policies and Actions of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF P8: Continue to focus revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers, and transit corridors.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

GCF A5: Modify the UDC to reduce barriers to higher density development within a 1/2-mile of high capacity transit corridors.

H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.

H P18: Encourage housing to be built with, near or adjacent to retail uses.

- H P20: Incentivize high-density housing in regional centers and along major public transit routes where appropriate.
- H P22: Redevelop vacant and underutilized properties on transit corridors into stand alone or mixed-use higher-density housing.
- H P30: Ensure infill development is compatible with existing neighborhoods.
- H P42: Encourage the development of housing for seniors in walkable areas and near community amenities such as parks, recreation centers and senior centers.

The subject property is situated in Urban Core and Mixed Use Transition character areas of the Midtown-Brackenridge TIRZ master plan recognizing the distinct natures of the Broadway Corridor and transitional area to the adjoining residential neighborhood. A mix of low-density residential, high-density residential, commercial, and mixed use future land use classifications are found throughout the surrounding area.

The proposed land use amendment from public institutional to mixed use is consistent with the objectives of the SA Tomorrow Comprehensive Plan. Mixed use is appropriate in areas near urban arterial thoroughfares and can contribute to the vibrancy and walkability of this area. Additionally, conversion of this land to a privately owned mixed use development will restore it to the tax rolls and be beneficial to the Midtown Tax Increment Reinvestment Zone (TIRZ).

The proposed IDZ zoning is appropriate for this context and is generally consistent with the policies of the SA Tomorrow Comprehensive Plan. The majority of the uses proposed are compatible with existing surrounding developments such as the Pearl Brewery, the Mosaic, and other mixed use projects along Broadway. In addition, the project should respect the Physical Master Plan element of the Midtown-Brackenridge TIRZ Master Plan, which describes character defining elements of different areas within the plan such as building heights, location of parking, landscape character, and façade location (build-to zone).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017134

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District, "O-1 AHOD" Office Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, residential uses not to exceed 100 units per acre, Bar/Tavern with and without cover charge 3 or more days per week, Nightclub with and without cover charge 3 or more days per week, Alcohol Beverage manufacturing or brewery, Alcohol microbrewery, Theatre indoor permitting over 2 screens and/or stages, Motor Vehicle Sales (full service) Bowling Alley, Hotel, Hotel taller than 35 feet, Extended Stay Hotel/Motel, Timeshare, or Corporate Apartments, Beverage Manufacture, Entertainment Venue (Outdoor), Live Entertainment with and without cover charge 3 or more days per week, and Food Service Establishments with cover charge 3 or more days per week

Zoning Commission Hearing Date: June 20, 2017