City of San Antonio

Agenda Memorandum

File Number:20-7506

Agenda Item Number: 17.

Agenda Date: 1/13/2021

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Plan Amendment PA 2020-11600077
(Associated Zoning Case Z-2020-10700283)

SUMMARY:
Comprehensive Plan Component: Brooks Regional Center Area Plan

Plan Adoption Date: May 2, 2019

Current Land Use Category: "Regional Mixed Use"

Proposed Land Use Category: "Urban Mixed Use"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: January 13, 2021

Case Manager: Justin Malone, Planner

Property Owner: Brooks Development Authority

Applicant: BOZ Investment II, LLC

Representative: Brown & Ortiz, PC

Location: Generally located in the 3100 block of Southeast Military Drive

Legal Description: 66.436 acres out of NCB 10879

Total Acreage: 66.436 acres

Notices Mailed
Owners of Property within 200 feet: 14
Registered Neighborhood Associations within 200 feet: Highland Hills
Applicable Agencies: Planning Department, Stinson Airport, Texas Department of Transportation

Transportation
Thoroughfare: Southeast Military Drive
Existing Character: Arterial
Proposed Changes: None

Thoroughfare: Sidney Brooks Drive
Existing Character: Local
Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.
Routes Served: 20, 32, 34, 242, 552

ISSUE:
Comprehensive Plan
Comprehensive Plan Component: Brooks Regional Center Area Plan
Plan Adoption Date: May 2, 2019

Regional Mixed-Use 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.

Urban Mixed-Use 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.

Recommendation #2:Use City-initiated large area rezoning in mixed-use focus areas and corridors to support implementation of designated new land uses, support catalytic development, and encourage transit-supportive development near future VIA stations. <https://brooks.sacompplan.com/>

Recommendation #3:Evaluate, and update as needed, zoning and development regulations that impede implementation of Brooks Area Regional Center Plan land uses and desired urban form. <https://brooks.sacompplan.com/>
Implementing the Brooks Area Regional Center land use plan will require a coordinated approach to updating multiple sections of the Unified Development Code (UDC) **including zoning districts tailored to new mixed-use land uses.**

Diversifying Housing Options: Housing in the Brooks Area Regional Center predominately consists of older, lower-density single-family homes and new garden-style apartments. A greater variety of housing options will be necessary to meet demand from existing and future residents, and to help achieve a healthy balance of renter - and owner-occupied homes.

Comprehensive Land Use Categories

Land Use Category: "Regional Mixed Use"

Description of Land Use Category:

Regional Mixed-Use 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. 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 Category: "Urban Mixed Use"

Description of Land Use Category:

Urban Mixed-Use 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-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, 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:

"Regional Mixed Use"

Current Land Use Classification:

Multi-family Residential, Single Family Residential

Direction: North
Future Land Use Classification:
"Urban Mixed Use", "Regional Commercial"
Current Land Use Classification:
Multi-family Residential, Retail, Restaurant

Direction: East
Future Land Use Classification:
"Regional Mixed Use"
Current Land Use Classification:
Retail, Restaurant, Multi-family Residential

Direction: South
Future Land Use Classification:
"Regional Mixed Use", "Business/Innovation Mixed Use"
Current Land Use Classification:
Multi-family Residential, Hospital

Direction: West
Future Land Use Classification:
"Regional Mixed Use"
Current Land Use Classification:
Multi-family Residential, Medical School

FISCAL IMPACT:
None

Proximity to Regional Center/Premium Transit Corridor
The property is within a Regional Center and is within a Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment from "Regional Mixed Use" to "Urban Mixed Use". The proposed zoning is "MXD" Mixed Use District and is consistent with the "Urban Mixed Use" land use category.

The applicant would like to develop the subject property for mixed use purposes, with limited density multi-family and office uses. The Brooks Area Region Plan encourages a coordinated approach to rezoning in the area and supports new mixed-use land uses and a greater variety of housing options. Additionally, there is existing "Urban Mixed Use" to the northwest of the subject site on Southeast Military Drive as well as, "Regional Mixed Use" to the west, south, and east of the property.

The request supports Focus Area recommendation #1 and Focus Area Strategy #1 of the Brooks Regional Center Plan.

Focus Area Recommendation #1 - Create mixed-use community destinations that increase residential, employment and recreational opportunities throughout the Brooks Area Regional Center.

Strategy #1 - Apply mixed-use land use designations in Focus Areas to ensure residential, commercial, and recreation uses will be developed in close proximity to one another.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Brooks Regional Center Area Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700283

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "MXD AHOD" Mixed Use Airport Hazard Overlay District

Zoning Commission Hearing Date: January 19, 2021