



City of San Antonio

Agenda Memorandum

File Number:21-1524

Agenda Item Number: 16.

Agenda Date: 2/10/2021

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2020-11600078

(Associated Zoning Case Z-2020-10700295)

SUMMARY:

Comprehensive Plan Component: Midtown Regional Center Plan

Plan Adoption Date: June 6, 2019

Current Land Use Category: "Neighborhood Mixed Use"

Proposed Land Use Category: "Urban Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 10, 2021

Case Manager: Michael Pepe, Planner

Property Owner: Qube Property Development

Applicant: Antonio Quadrini Lopez

Representative: Jay Loudon

Location: 220 and 224 East Courtland Place

Legal Description: Lot 11 and Lot 12, Block 6, NCB 1726

Total Acreage: 0.398

Notices Mailed

Owners of Property within 200 feet: 46

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: Solid Waste Department, Planning Department

Property Details

Transportation

Thoroughfare: Courtland

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: McCullough

Existing Character: Secondary Arterial B

Proposed Changes: None Known

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

Routes Served: 5, 8, 11, 20, 90, 204

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Midtown Regional Center Plan

Plan Adoption Date: June 6, 2019

Goals:

Goal 5: Broaden Housing Choices

Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.

Conserve existing affordable housing and the existing diverse mix of housing types, and expand affordable housing options.

Rehabilitate or redevelop housing that is in poor condition.

Focus most new housing development closer to multimodal transportation corridors.

Goal 10: Pursue Transformative Projects

Elevate the Midtown Area's aesthetic appeal, stimulate economic growth, and meet local needs by transforming vacant properties and older buildings through reuse, redevelopment, or new development.

Comprehensive Land Use Categories

Land Use Category: "Neighborhood Mixed Use"

Description of Land Use Category:

Neighborhood Mixed Use 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: RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, and AE-2.

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, MF25, 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:

Neighborhood Mixed Use

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Neighborhood Mixed Use

Current Land Use Classification:

Compact Subdivision

Direction: East

Future Land Use Classification:

Neighborhood Mixed Use

Current Land Use Classification:

Auto Uses

Direction: South

Future Land Use Classification:

Neighborhood Mixed Use

Current Land Use Classification:

Auto Uses, Multifamily Dwelling

Direction: West

Future Land Use Classification:

Neighborhood Mixed Use

Current Land Use Classification:

Vacant

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is in the Midtown regional center and is within a premium transit corridor.

STAFF ANALYSIS AND RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The Plan Amendment to “Urban Mixed Use” would allow the higher concentration of units in their requested “IDZ-2”. This request is out of scale with the tenets of the Midtown Regional Center Plan, adopted recently through extensive community engagement and stakeholder participation.

The Plan calls for “Neighborhood Mixed Use”, which does allow the requested development of a compact subdivision, albeit at a concentration decided by the comprehensive planning process.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700295

Current Zoning: from "C-2 UC-5 AHOD" Commercial McCullough Avenue Corridor Airport Hazard Overlay District

Requested Zoning: "IDZ-2 UC-5 AHOD" Commercial McCullough Avenue Corridor Airport Hazard Overlay District with uses permitted for nine (9) dwelling units

Zoning Commission Hearing Date: February 2, 2021. The Zoning Commission continued the case to March 2, 2021.