



City of San Antonio

Legislation Details (With Text)

File #: 18-5556

Type: Plan Amendment

In control: Planning Commission

On agenda: 10/10/2018

Title: PLAN AMENDMENT CASE # 18093 (Council District 2): A request by Bendicion Engineering LLC, applicant, for approval of a resolution amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” to “Mixed Use” on North 52.3 feet of Lot 5 and 6 and 87.3 feet of Lot 5 and 6, Block 7, NCB 649, located at 926 and 930 Hoefgen. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018327)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18093
(Associated Zoning Case Z2018327)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Current Land Use Category: “Light Industrial”

Proposed Land Use Category: “Mixed Use”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 10, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: SoTEX Ventures, LLC

Applicant: Bendicion Engineering, LLC (Salvador Flores, P.E.)

Representative: Salvador Flores, P.E.

Location: 926 and 930 Hoefgen

Legal Description: North 52.3 feet of Lot 5 and 6 and 87.3 feet of Lot 5 and 6, Block 7, NCB 649

Total Acreage: 0.44

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Hoefgen Avenue

Existing Character: Collector

Proposed Changes: None Known

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

Routes Served: 26, 30, 32, 225, and 230

Comprehensive Plan

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Plan Goals:

1. Redevelopment Goals over the next 10-15 years
 - 1.1 New home construction - 25-50 homes per year
2. Land Use Guiding Principles
 - 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
 - 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

Comprehensive Land Use Categories

Land Use Category: "Light Industrial"

Description of Land Use Category:

This classification includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with the proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses are cabinet shops, can recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

Recommended Zoning District:

L - Light Industrial, C-3 - Commercial, O-1 - Office District and O-2 - Office District

Sample Allowable Uses:

Cabinet shops, lumber yards, machine shops, sign manufacturers, auto paint and body shops, warehousing; proper screening and buffering required.

Land Use Category: “Mixed Use”

Description of Land Use Category:

Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A Mixed Use Town Center provides a central civic function with mixed uses incorporated into the peripheral development. A special district should be implemented to provide design standards for Mixed Use development.

Recommended Zoning District:

MXD - Mixed Use District, TOD - Transit Oriented Development District, NC - Neighborhood Commercial, C-1 - Commercial, C-2 - Commercial, O-1 - Office District, O-2 - Office District, RM-4 - Mixed Residential, RM-5 - Mixed Residential, RM-6 - Mixed Residential, MF-25 - Multifamily, MF-33 - Multifamily, MF-40 - Multifamily, MF-50 - Multifamily

Land Use Overview

Subject Property

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Single-Family Residences

Direction: North

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Single-Family Residences

Direction: East

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Single-Family Residences

Direction: South

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Contractor

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single-Family Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Downtown Regional Center.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Light Industrial” to “Mixed Use” is requested in order to rezone the property to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in “MF-25” Multi-Family District. This is consistent with the Arena District/Eastside Community Plan’s goal to construct at least 25-50 homes per year and to protect existing neighborhood by providing necessary improvements to enable infill development and redevelopment. The proposed Plan Amendment to “Mixed Use” is a compatible future land use that is more appropriate for the surrounding area than the current “Light Industrial”. Also, the “Mixed Use” future land use classification will allow the opportunity for a mix of residential and commercial uses.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018327

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-25" Multi-Family District

Zoning Commission Hearing Date: October 16, 2018