



# City of San Antonio

## Agenda Memorandum

**File Number:** 19-1713

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**Agenda Item Number:** 16.

**Agenda Date:** 2/13/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2018-900026  
(Associated Zoning Case Z-2018-900083)

**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:** February 14, 2018

**Case Manager:** Dominic Silva, Planner

**Property Owner:** Hoefgen Partners, L.L.P. - Marc Dalmolin

**Applicant:** Brad McMurray

**Representative:** Brad McMurray

**Location:** 1510 Hoefgen Avenue

**Legal Description:** 1.7484 acres out of NCB 30 and NCB 6583

**Total Acreage:** 1.7484

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** Denver Heights

**Applicable Agencies:** San Antonio ISD

**Transportation**

**Thoroughfare:** Hoefgen Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Thoroughfare:** West Boyer

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Comprehensive Plan**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December 4, 2003.

**Plan Goals:**

- GOAL 2.1: Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.
- GOAL 2.2: Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.
- GOAL 2.6: Strengthen the community with additional gathering nodes and emphasize the places of significance.
- GOAL 4.7: Recommend new light industrial uses in the general location of existing industrial uses and adjacent to residential development, to create an appropriate land use transition.

**Comprehensive Land Use Categories**

**Land Use Category:** “Mixed Use”

Mix of uses within same building or development, transit supported mixed use development, Town Centers, low to high rise office buildings that promote mixed uses **Related Zoning Districts:** MXD, TOD, NC, C-1, C-2, O-1, O-2, RM-4, RM-6, MF-23, MF-33, MF-40, MF-50

**Land Use Category:** “Light Industrial”

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

**Related Zoning Districts:** L, C-3, O-1, O-2

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Light Industrial

Direction: North

**Future Land Use Classification:**

High Density Residential

**Current Land Use Classification:**

High Density Residential

Direction: East

**Future Land Use Classification:**

Mixed Use

**Current Land Use Classification:**

Mixed Use

Direction: South

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Medium Density Residential

Direction: West

**Future Land Use Classification:**

Light Industrial

**Current Land Use:**

Light Industrial

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is within a 1/2 of a mile of 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-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and “C-2” Commercial District and Auto Sales (Full Service). The subject property is well suited for the “Mixed Use” land use designation proposed as it is located along West Boyer Road which has a mix of residential, commercial, and industrial districts. The subject property would serve as a buffer between uses where currently there is none.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Arena District/Eastside Community Plan.
2. Make an alternate recommendation.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900083**

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and “C-1 AHOD” Light Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and “C-2” Commercial District and Auto Sales (Full Service)

Zoning Commission Hearing Date: February 5, 2018