



City of San Antonio

Agenda Memorandum

File Number: 19-2540

Agenda Item Number: P-2.

Agenda Date: 3/21/2019

In Control: City Council A Session

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 and Planning Commission (8-0) recommend 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