



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-2573

---

**Agenda Item Number:** 14.

**Agenda Date:** 4/22/2015

**In Control:** Planning Commission

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Plan Amendment 15034

(Associated Zoning Case Number Z2015160)

**SUMMARY:**

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

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

**Current Land Use Category:** Medium Density Residential

**Proposed Land Use Category:** Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 22, 2015

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Bexar County Board of Trustees for The Center for Health Care Services

**Applicant:** Kaufman & Killen, Inc.

**Representative:** Kaufman & Killen, Inc.

**Location:** Approximately 4.7679 acres of land being Lot 11, Block 2 in NCB 6583 located at 227 West Drexel Avenue

**Total Acreage:** 4.7679

**Notices Mailed**

**Owners of Property within 200 feet:** 22

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

**Planning Team:** 26  
**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** IH-10 East  
**Existing Character:** Freeway  
**Proposed Changes:** None

**Thoroughfare:** Drexel Avenue  
**Existing Character:** Local Street  
**Proposed Changes:** None

**Thoroughfare:** Yorkshire Place  
**Existing Character:** Local Street  
**Proposed Changes:** None

**Thoroughfare:** Hackberry Street  
**Existing Character:** Secondary Arterial Type B  
**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop one block east at the corner of Hackberry Street and Drexel Avenue.

**ISSUE:**

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

**Update History:** December 4, 2008

Arena District/Eastside Plan, Redevelopment Goals, **Land Use Guiding Principles 2.2:** Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.

**Comprehensive Land Use Categories**

**Medium Density Residential:** Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood

**Example Zoning Districts:**

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

**Comprehensive Land Use Categories**

**Mixed Use:** Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind buildings. 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 retail establishments (cafes, shoe repair shops, gift shops, antique stores, hair salons, drug stores, etc.) and high-density residential uses.

**Example Zoning Districts:**

MXD, TOD, NC, C-1, C-2, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50, IDZ

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Healthcare Services Center

North

**Future Land Use Classification**

Light Industrial and Medium Density Residential

**Current Use**

Industrial uses and Single-Family Residences

East

**Future Land Use Classification**

Medium Density Residential

**Current Use**

SAISD Warehouse, Single-Family Residences and Commercial Uses

South

**Future Land Use Classification**

Public Institutional

**Current Use**

Page Middle School

West

**Future Land Use Classification**

Light Industrial and Medium Density Residential

**Current Use**

Industrial Uses and Single-Family Residences

**LAND USE ANALYSIS:**

The applicant requests this Plan Amendment and associated zoning change in order to expand existing office space in the health care facility. The property is currently zoned C-1 and office uses, within certain limitations are permitted by right under this zoning designation. The proposed amendment to Mixed Use will provide consistency with the surrounding areas and allow the applicant to seek the appropriate “C-2” zoning district. The proposed amendment to the Mixed Use land use classification meets the goals of the Arena District/Eastside Community Plan by promoting infill development and redevelopment of vacant or underutilized buildings. The proposed change will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

**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.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends approval. The proposed Mixed Use land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate "C-2" zoning district. The proposed amendment to Mixed Use land use classification meets the goals of the Arena District/Eastside Community Plan by promoting infill development and redevelopment of vacant or underutilized buildings.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015160**

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Proposed Zoning: "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Zoning Commission Hearing Date: May 5, 2015