



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-8121  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 11/5/2019  
**Title:** ZONING CASE Z-2019-10700252 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS AHOD" General Industrial Historic Significant Landmark Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units and "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units on 2.892 acres out of NCB 656, located at 1008 Hoefgen Avenue, 1010 Hoefgen Avenue, 1010 Hoefgen Avenue 1, and 509 Delaware Street. Staff recommends Approval. (Associated Plan Amendment Case PA2019-11600071) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2019-10700252  
(Associated Plan Amendment Case PA2019-11600071)

**SUMMARY:**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS AHOD" General Industrial Historic Significant Landmark Airport Hazard Overlay District

**Requested Zoning:** "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units and "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 5, 2019

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Harvey Penshorn (CEO/Owner of Alamo Concrete Tile, Inc.)

**Applicant:** Craig Glendenning (Bright Lakes, LLC)

**Representative:** PURE Development Services, LLC (c/o Atiya Mitchell)

**Location:** 1008 Hoefgen Avenue, 1010 Hoefgen Avenue, 1010 Hoefgen Avenue 1, and 509 Delaware Street

**Legal Description:** 2.892 acres out of NCB 656

**Total Acreage:** 2.892 acres

#### **Notices Mailed**

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

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

**Applicable Agencies:** Texas Department of Transportation, Solid Waste Management, Office of Historic Preservation, Planning Department

#### **Property Details**

**Property History:** The subject property is currently Alamo Concrete Pavers and also contains a vacant, historic house. It is part of the original 36 square miles of the city, and was zoned "I-1," established by Ordinance 79329, dated December 16, 1993.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

#### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "I-1" and "IDZ"

**Current Land Uses:** Single-family dwellings

**Direction:** East

**Current Base Zoning:** "RM-4," "I-1," and "IDZ-3"

**Current Land Uses:** Single-family dwellings, warehouse, auto shop, brewery

**Direction:** South

**Current Base Zoning:** "I-1"

**Current Land Uses:** Warehouses

**Direction:** West

**Current Base Zoning:** "I-1" and UZROW

**Current Land Uses:** Printing company, highway

#### **Overlay and Special District Information:**

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

"HL"

A number of surrounding properties carry the "HL" Historic landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

### **Transportation**

**Thoroughfare:** Indiana Street

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Hoefgen Avenue

**Existing Character:** Collector

**Proposed Changes:** None

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

**Routes:** 28, 30, 32, 230

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** The minimum parking requirement for a hotel is 0.8 spaces per room plus 1 per 800 square feet of public meeting area and restaurant space.

The minimum parking requirement for an apartment with a maximum density of 50 dwellings per gross acre is 1 space per unit.

Commercial uses generally require 1 space per 300 GFA.

IDZ-3 waives the parking requirements by 50%.

### **ISSUE:**

None.

### **ALTERNATIVES:**

**Current:** The present zoning designation of "I-1" accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

**Proposed:** The proposed zoning designation of “IDZ-3” provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

The requested "C-2" uses accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

The requested 570 multi-family dwelling units match most closely with the standards of “MF-65.” Multi-family residence urban "MF-65" district is the designation for a multi-family use with a maximum density of up to 65 units per acre, depending on unit size. An "MF-65" district designation may be applied to a use in a centrally located area near supporting transportation and commercial areas, an area adjacent to the downtown business district or a major institutional or employment center, or an area for which very high density multi-family use is desired.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is within a regional center but not within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The subject property is located within the Arena District/Eastside Community Plan and is currently designated as “Light Industrial” in the future land use component of the plan. The requested "IDZ-3" High Intensity Infill Development Zone base zoning district is not consistent with the future land use designation. The applicant is seeking an amendment to the Arena District/Eastside Community Plan. Staff and Planning Commission recommend Approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS AHOD" General Industrial Historic Significant Landmark Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the

**Arena District/Eastside Community Plan:**

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 8.4: Continue residential rehab, community retail space, and light industrial development

**"IDZ"**

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

- The applicant's request meets the Master Plan's Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 2b, because it creates mixed-use districts.

**6. Size of Tract:**

The subject property is 2.892 acres, which could reasonably accommodate commercial uses, an extended stay hotel, and multi-family dwelling units.

**7. Other Factors:**

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. On October 7, 2019, an application for demolition to accommodate the proposed use was submitted to the Office of Historic Preservation. That request is currently under review.

It is noted that the parcel designated historic at 509 Delaware will be retained on the site plan. Any modifications to this parcel must receive approval from the Office of Historic Preservation prior to work.