City of San Antonio

Legislation Details (With Text)

File #:	20-5291
Type:	Plan Amendment
	In control: City Council A Session
On agenda:	9/17/2020
Title:	PLAN AMENDMENT CASE PA-2020-11600048 (Council District 1): Ordinance amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial" to "Business/Innovation Mixed-Use" on 0.1458 acres out of NCB 6615, located at 102 Jon Ann. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700170)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2020-09-17-0668

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Plan Amendment PA 2020-11600048
(Associated Zoning Case Z-2020-10700170)

SUMMARY:
Comprehensive Plan Component: Midtown Area Regional Center Plan

Plan Adoption Date: December 5, 2019

Current Land Use Category: “Light Industrial"

Proposed Land Use Category: "Business/Innovation Mixed-Use"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: August 12, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: James E. Poole

Applicant: James E. Poole

Representative: James E. Poole

Location: 102 Jon Ann

Legal Description: 0.1458 acres out of Block 1, NCB 6615

Total Acreage: 0.1458

Notices Mailed
Owners of Property within 200 feet: 9
Registered Neighborhood Associations within 200 feet: Uptown Neighborhood Association
Applicable Agencies: Texas Department of Transportation

Transportation
Thoroughfare: Jon Ann
Existing Character: Local
Proposed Changes: None known

Public Transit: There are no VIA bus routes near the subject property.
Route Served: None

ISSUE:
Comprehensive Plan
Comprehensive Plan: Midtown Area Regional Center
Plan Adoption Date: December 5, 2019
Goal 4: Diversify the Mix of Uses in the Downtown Core

- Encourage new and renovated buildings to incorporate a mix of uses
- Encourage the development of vacant lots in the city center with a geographically balanced mix of uses
- Cultivate entrepreneurship, small business, and innovation
- Attract additional housing and a diversity of employment options in the Downtown core
- Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services

Comprehensive Land Use Categories
Land Use Category: "Light Industrial"
Description of Land Use Category:
Light Industrial includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage should be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, food production, and
warehousing.
Permitted Zoning Districts: L, I-1, MI-1, and BP.

IDZ, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Land Use Category: "Business/Innovation Mixed-Use"
Description of Land Use Category:

Business/Innovation Mixed-Use is intended for campus-scale development for industrial uses with office, commercial, and residential uses in a cohesive setting. Although industrial in nature, these properties should generally have their activity housed indoors, and, though requiring buffers associated with industrial uses, they do not have the same environmental impacts as conventional industrial uses. There are limited instances of Business/Innovation Mixed-Use in the Downtown Area Regional Center, due to the historic and existing patterns of use in the area. HEB Grocery Headquarters, Pioneer Flour Mill, and EPIcenter are among the designated properties with this category. Other areas are found at the northwest corner of the plan area near the intersection of North Frio Street and West Poplar Street along IH-10 at the boundary of the Regional Center plan area.

Land Use Overview

Subject Property
Future Land Use Classification:
"Light Industrial"
Current Land Use Classification:
Natural

Direction: North
Future Land Use Classification:
"Light Industrial"
Current Land Use Classification:
Stone Curing

Direction: East
Future Land Use Classification:
"Light Industrial"
Current Land Use Classification:
Restaurant

Direction: South
Future Land Use Classification:
"Light Industrial"
Current Land Use Classification:
Natural

Direction: West
Future Land Use Classification:
None
Current Land Use Classification:
Rail Road

FISCAL IMPACT:
None

Proximity to Regional Center/Premium Transit Corridor

The subject property is within a Regional Center including and is not located within a Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and recommendation: Staff and Planning Commission (7-0) recommend Approval.

The applicant seeks a Plan Amendment from “Light Industrial” to "Business/Innovation Mixed-Use" to rezone for a multi-tenant shopping strip. This request is consistent with the goals of the Midtown Area Regional Center Plan by cultivating entrepreneurship, small business, and innovation. The property is at the edge of the plan area, next to a highway and on a smaller parcel, appropriate for a land use change. The requested change would allow for campus-scale development for industrial uses with office, commercial, and residential uses in a cohesive setting.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Midtown Area Regional Center Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION INFORMATION: Z-2020-10700170

Current Zoning: "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products-Fabrication

Proposed Zoning: to "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: August 18, 2020

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