



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-5546  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 9/23/2020  
**Title:** PLAN AMENDMENT CASE PA-2020-11600058 (Council District 2): A request by Michele Debs, applicant, for approval of a Resolution to amend the Arena District/ Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use" to "Light Industrial" on Lot 5 and Lot P-100, NCB 10233, located at 403 Kraft Street. Staff recommends Approval. (Associated Zoning Case Z-2020-10700195) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA 2020-11600058  
(Associated Zoning Case Z-2020-10700195)

**SUMMARY:**

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

**Plan Adoption Date:** December 2003

**Current Land Use Category:** "Mixed Use"

**Proposed Land Use Category:** "Light Industrial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 23, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Robert Gersch

**Applicant:** Property Advancement Resources

**Representative:** Property Advancement Resources

**Location:** 403 Kraft Street

**Legal Description:** Lot 5 and Lot P-100, NCB 10233

**Total Acreage:** 1.392 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 9

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Kraft Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** E Commerce Street

**Existing Character:** Arterial

**Proposed Changes:** None Known

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

**Transit Routes Serviced:** 25, 225

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** September 23, 2020

**Goals Summary:**

**Real Estate Market Evaluation**

Redevelopment Goals over the next 10-15 years:

1.2- New light industrial development- 600,000 sq. ft. of new space

**Land Use and Community Facilities**

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

**Implementation Goals**

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

**Comprehensive Land Use Categories**

**Land Use Category:** "Mixed Use"

**Description of Land Use Category:**

Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian-oriented environment where people can enjoy a

wide range of fulfilling experiences in one place. Mixed Use should be located at the intersection of a collector and Arterial Street, two arterial streets, or where an existing commercial area has been established. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as small offices, small storefront retail establishment, and residential uses.

**Permitted Zoning Districts:** NC, O-1, C-1, & C-2

**Land Use Category:** "Light Industrial"

**Description of Land Use Category:**

Light Industrial classification includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with the proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted (must be under roof and screened).

**Permitted Zoning Districts:** L (Light Industrial), C-3, O-1, O-2

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

"Mixed Use"

**Current Land Use Classification:**

Storage Warehouse

Direction: North

**Future Land Use Classification:**

Mixed Use

**Current Land Use Classification:**

Vacant Land, Parking Lot

Direction: East

**Future Land Use Classification:**

"Mixed Use"

**Current Land Use Classification:**

Vacant Land, Metal Fabricator

Direction: South

**Future Land Use Classification:**

"Light Industrial"

**Current Land Use Classification:**

Vacant Land, Auto Parts Store

Direction: West

**Future Land Use Classification:**

Parks Open Space

**Current Land Use Classification:**

Park, Community Center

**FISCAL IMPACT:**

None

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

The property is not within a regional center, but it is within a Premium Transit Corridor.

**RECOMMENDATION:**

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

The applicant seeks the proposed plan amendment from “Mixed Use” to "Light Industrial" to rezone to allow for various warehouse and light industrial tenants. This is consistent with the Arena District/ Eastside Community Plan goals for utilizing existing industrial land uses within the East Commerce Corridor. The proposed land use is line with neighboring “Light Industrial” land uses and allows for a variety of uses within the existing building. The subject property is at the end of a dead-end road, which eliminates unnecessary through-traffic. Additionally, the existing rail line creates a transitional buffer between the proposed “Light Industrial” land uses and the “Parks Open Space” located to the west of the subject property.

**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.

**ZONING COMMISSION INFORMATION:** Z-2020-10700195

**Current Zoning:** "AE-3 S MLOD-3 MLR-2 EP-1" Arts and Entertainment Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District with a Specific Use Authorization for Truck Repair Maintenance

**Proposed Zoning:** "L MLOD-3 MLR-2 EP-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District