



# City of San Antonio

## Agenda Memorandum

**File Number:**19-1714

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**Agenda Item Number:** P-4.

**Agenda Date:** 2/21/2019

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2018-900015  
(Associated Zoning Case Z-2018-900057)

**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:** January 9, 2019

**Case Manager:** John Osten, Senior Planner

**Property Owner:** HB Properties I, LLC

**Applicant:** HB Properties I, LLC

**Representative:** Patrick W. Christensen

**Location:** multiple properties located west of the intersection of East Cesar E. Chavez Boulevard and South Cherry Street

**Legal Description:** Lot 1 and P-100, Lots 2-9, Lots 11-17, Lots 19-20, Lot 1A, Lot 2A, Lot 3A, Lot 4A, Lot 5A, Block 5, NCB 643

**Total Acreage:** 3.473

**Notices Mailed**

**Owners of Property within 200 feet:** 45

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

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** East Cesar E. Chavez Boulevard

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Iowa Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 26, 30 and 225 are within walking distance of the subject properties.

**ISSUE:**

**Comprehensive Plan**

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

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

**Plan Goals:** 2.6: Strengthen the community with additional gathering nodes and emphasize the places of significance

**Comprehensive Land Use Categories**

**Land Use Category:** “Light Industrial”

**Description of Land Use Category:** This 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). Examples of light industrial uses are cabinet shops, can recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

**Permitted Zoning Districts:** “L”, “C-3”, “O-1”, “O-2”

**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. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. 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 Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. 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 (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retail shops, hair salons, day care, drug

stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A Mixed Use Town Center provides a central civic function with mixed uses incorporated into the peripheral development. A special district should be implemented to provide design standards for Mixed Use development.

**Permitted 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”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Light Industrial”

**Current Land Use Classification:**

Vacant Commercial/Industrial, Warehouse, Parking Lot, Bar, Single-Family Residential

Direction: North

**Future Land Use Classification:**

“Government/Educational”, “Light Industrial”

**Current Land Use Classification:**

Parking Lot, Vacant Residential

Direction: East

**Future Land Use Classification:**

“Government/Educational”, “Residential”, “Light Industrial”, “Medium Density Residential”

**Current Land Use Classification:**

Parking Lot, Single-Family Residential, Vacant Industrial, Vacant Residential

Direction: South

**Future Land Use Classification:**

“Light Industrial”

**Current Land Use Classification:**

Single-Family Residential, Vacant Residential

Direction: West

**Future Land Use Classification:**

“Light Industrial”

**Current Land Use:**

Single-Family Residential, Print Shop, Warehouse

### **FISCAL IMPACT:**

None.

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

The properties are located within the Downtown Regional Center and are not located within ½ of a mile of a Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The proposed “Mixed Use” is generally consistent with the goals and objectives of the Arena/Eastside Community Plan. The land use amendment is requested in order to rezone the property from “C-3R” and “I-1” to “IDZ-3” with uses permitted in “C-2”, Multi-Family (Not to exceed 350 dwelling units), Bar, Micro-

brewery, Beer Garden, and Hotel in order to develop a mixed use development on underutilized commercial and industrial property . The plan emphasizes the desire to attract new residential, businesses, services and retail establishments.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Arena/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900057**

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "IDZ-3 AHOD" Infill Development Zone with uses permitted in "C-2" Commercial District, Multi-Family not to exceed 350 dwelling units, Bar, Micro-brewery, Beer Garden, and Hotel

Zoning Commission Hearing Date: January 15, 2019