City of San Antonio

Agenda Memorandum

File Number:19-1732

Agenda Item Number: 22.

Agenda Date: 2/5/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z-2018-900083
(Associated Plan Amendment PA-2018-900026)

SUMMARY:
Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-65" Multi-Family District and "C-2" Commercial District and Auto Sales (Full Service)

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 5, 2019

Case Manager: Dominic Silva, Planner

Property Owner: Hoefgen Partners, L.L.P. - Marc Dalmolin

Applicant: Brad McMurray

Representative: Brad McMurray

Location: 1510 Hoefgen Avenue

Legal Description: 1.7484 acres out of NCB 30 and NCB 6583

Total Acreage: 1.7484

Notices Mailed

Owners of Property within 200 feet: 26
Registered Neighborhood Associations within 200 feet: Denver Heights
Applicable Agencies: San Antonio ISD

Property Details

Property History: The subject properties were included in the original 36 square miles of the City of San Antonio and were zoned "I-1" Industrial District. The property was converted to "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: "I-1"
Current Land Uses: Industrial

Direction: East
Current Base Zoning: "C-2"
Current Land Uses: Vacant

Direction: South
Current Base Zoning: "RM-4"
Current Land Uses: Residential

Direction: West
Current Base Zoning: "I-1"
Current Land Uses: Long Term Truck Storage

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.

"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 of 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.

Transportation

Thoroughfare: Hoefgen Avenue
Existing Character: Local
Proposed Changes: None Known
Public Transit: VIA bus routes are not within walking distance of the subject property.

Thoroughfare: West Boyer
Existing Character: Local
Proposed Changes: None Known
Public Transit: VIA bus routes are not within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: Parking is waived through "IDZ"

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The subject property is within a ½ of a mile of the Downtown Regional Center.

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 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" base zoning district is not consistent with the future land use designation. The applicant is seeking a Plan Amendment to "Mixed Use." Staff recommends Approval. The Planning Commission recommendation is pending the February 13, 2019 hearing.

2. Adverse Impacts on Neighboring Lands:
Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed development is replacing an industrial property with a mixed use development to include multi-family and commercial uses.

3. Suitability as Presently Zoned:
The current "I-1" General Industrial and "C-1" Light Commercial 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 rezoning request does not appear to conflict with the land use goals and strategies of the Arena

District/Eastside Community Plan.

Arena District/Eastside Community Plan Goals:

GOAL 2.1: Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.
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 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.

6. Size of Tract:
The subject property is 1.7484 acres, which would adequately support a variety of commercial uses and multi-family.

7. Other Factors:

- 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 meets the Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1d, because it promotes conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 2b, because it creates mixed-use districts.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 1c, because it develops zoning that allows mixed-use development (i.e. residential and commercial) to be placed in the same building.

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. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.