



City of San Antonio

Agenda Memorandum

File Number:19-6761

Agenda Item Number: 17.

Agenda Date: 9/11/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2019-11600053

(Associated Zoning Case Z-2019-10700188)

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: "Medium Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 11, 2019

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: E W Martin

Applicant: Harris-Bay

Representative: Patrick Christensen

Location: 1101 South Cherry Street

Legal Description: Lot 10, Block 17, NCB 664

Total Acreage: 0.1176

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Planning Department and Solid Waste Department

Transportation

Thoroughfare: South Cherry Street

Existing Character: Local

Proposed Changes: None

Thoroughfare: Florida Street

Existing Character: Local

Proposed Changes: None

Public Transit: There is 1 VIA bus stops within .5 mile of the subject property.

Routes: 32

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2009

Plan Goals:

- 1.1 New home construction - 25-50 homes per year
- 4.1 Conserve existing neighborhoods
- 4.2 Recommend new medium density single family and high density multifamily residential neighborhoods near Salado Creek to supplement existing ones

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: "Medium Density Residential"

Description of Land Use Category: Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Land Use Overview

Subject Property

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Home

Direction: East

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Home

Direction: South

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Machine Shop

Direction: West

Future Land Use Classification:

Light Industrial

Current Land Use:

Home

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not part of a regional center and is not within premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Light Industrial” to “Medium Density Residential” was requested to rezone the property to “IDZ-2” with uses permitted for four (4) dwelling units. This amendment is consistent with the proposed zoning and aligns with the land use goals of the Arena District/Eastside Community Plan 4.2 which recommends new medium density single family and high density multifamily residential neighborhoods to supplement existing ones. This also promotes diversity of the housing stock.

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 SUPPLEMENTAL INFORMATION: Z2019-10700188

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Proposed Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District
with uses permitted for four (4) dwelling units

Zoning Commission Hearing Date: September 17, 2019