



# City of San Antonio

## Agenda Memorandum

**File Number:**19-7207

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**Agenda Item Number:** P-1.

**Agenda Date:** 10/3/2019

**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-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 and Planning Commission (7-0) recommend 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