



# City of San Antonio

## Agenda Memorandum

**File Number:**19-7525

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**Agenda Item Number:** 15.

**Agenda Date:** 10/23/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2019-11600071

(Associated Zoning Case Z-2019-10700252)

**SUMMARY:**

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

**Plan Adoption Date:** December 2003

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

**Proposed Land Use Category:** "Mixed-Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 23, 2019

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Harvey Penshorn (CEO/Owner of Alamo Concrete Tile, Inc.)

**Applicant:** Craig Glendenning (Bright Lakes, LLC)

**Representative:** PURE Development Services, LLC (c/o Atiya Mitchell)

**Location:** 1008 Hoefgen Avenue, 1010 Hoefgen Avenue, 1010 Hoefgen Avenue 1, and 509 Delaware Street

**Legal Description:** 2.892 acres out of NCB 656

**Total Acreage:** 2.892 acres

## **Notices Mailed**

**Owners of Property within 200 feet:** 22

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

**Applicable Agencies:** Texas Department of Transportation, Solid Waste Management, Office of Historic Preservation, Planning Department

## **Transportation**

**Thoroughfare:** Indiana Street

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Hoefgen Avenue

**Existing Character:** Collector

**Proposed Changes:** None

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

**Routes:** 28, 30, 32, 230

## **ISSUE:**

### **Comprehensive Plan**

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

**Plan Adoption Date:** December 2003

#### **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 6.6: Emphasize positive social and economic effects

## **Comprehensive Land Use Categories**

**Land Use Category:** Light Industrial

**Description of Land Use Category:** Cabinet shops, lumber yards, machine shops, sign manufacturers, auto paint and body shops, warehousing; proper screening and buffering required.

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

**Land Use Category:** Mixed-Use

**Description of Land Use Category:** Mix of uses within same building or development, transit supported mixed use development, Town Centers, low to high rise office buildings that promote mixed uses.

**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:**

Single-family dwelling, concrete paver warehouse

Direction: North

**Future Land Use Classification:**

Light Industrial, Mixed-Use

**Current Land Use Classification:**

Single-family dwellings

Direction: East

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Single-family dwellings, warehouse, auto shop, brewery

Direction: South

**Future Land Use Classification:**

Light Industrial

**Current Land Use Classification:**

Warehouses

Direction: West

**Future Land Use Classification:**

Light Industrial

**Current Land Use:**

Printing company, highway

**FISCAL IMPACT:**

None.

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

The property is within a regional center but not within a premium transit corridor.

**RECOMMENDATION:**

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

The proposed land use amendment from “Light Industrial” to “Mixed-Use” is requested in order to rezone the property to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2,” dwelling units not to exceed 570 units, and an Extended Stay Hotel. This is consistent with the Arena District/Eastside Community Plan’s objective to include smart growth concepts, to include higher residential density targets for main streets and areas in proximity to public transportation. The proposed land use is less intense than the existing “Light Industrial.” The proposed land use is also appropriate to the area in terms of the proximity and access from Interstate 37.

**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: Z2019-10700252**

Current Zoning: “I-1 AHOD” General Industrial Airport Hazard Overlay District

Proposed Zoning: “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in “C-2” Commercial District, an Extended Stay Hotel, and multi-family dwelling units not

to exceed 570 units

Zoning Commission Hearing Date: October 23, 2019