



City of San Antonio

Agenda Memorandum

File Number:19-8403

Agenda Item Number: P-3.

Agenda Date: 12/5/2019

In Control: City Council A Session

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: 2.9 acres out of NCB 656

Total Acreage: 2.9 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 and Planning Commission (8-0) recommend 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