



# City of San Antonio

## Agenda Memorandum

**File Number:**20-5291

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

**Agenda Date:** 9/17/2020

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA 2020-11600048

(Associated Zoning Case Z-2020-10700170)

**SUMMARY:**

**Comprehensive Plan Component:** Midtown Area Regional Center Plan

**Plan Adoption Date:** December 5, 2019

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

**Proposed Land Use Category:** "Business/Innovation Mixed-Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 12, 2020

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** James E. Poole

**Applicant:** James E. Poole

**Representative:** James E. Poole

**Location:** 102 Jon Ann

**Legal Description:** 0.1458 acres out of Block 1, NCB 6615

**Total Acreage:** 0.1458

## **Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** Uptown Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation

## **Transportation**

**Thoroughfare:** Jon Ann

**Existing Character:** Local

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus routes near the subject property.

**Route Served:** None

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan:** Midtown Area Regional Center

**Plan Adoption Date:** December 5, 2019

### **Goal 4: Diversify the Mix of Uses in the Downtown Core**

- Encourage new and renovated buildings to incorporate a mix of uses
- Encourage the development of vacant lots in the city center with a geographically balanced mix of uses
- Cultivate entrepreneurship, small business, and innovation
- Attract additional housing and a diversity of employment options in the Downtown core
- Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services

## **Comprehensive Land Use Categories**

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

### **Description of Land Use Category:**

Light Industrial includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage should be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, food production, and warehousing.

**Permitted Zoning Districts:** L, I-1, MI-1, and BP.

IDZ, TOD, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

**Land Use Category:** "Business/Innovation Mixed-Use"

### **Description of Land Use Category:**

Business/Innovation Mixed-Use is intended for campus-scale development for industrial uses with office, commercial, and residential uses in a cohesive setting. Although industrial in nature, these properties should generally have their activity housed indoors, and, though requiring buffers associated with industrial uses, they do not have the same environmental impacts as conventional industrial uses. There are limited instances of Business/Innovation Mixed-Use in the Downtown Area Regional Center, due to the historic and existing patterns of use in the area. HEB Grocery Headquarters, Pioneer Flour Mill, and EPIcenter are among the designated properties with this category. Other areas are found at the northwest corner of the plan area near the intersection of North Frio Street and West Poplar Street along IH-10 at the boundary of the Regional Center plan area.

## **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Light Industrial”

**Current Land Use Classification:**

Natural

Direction: North

**Future Land Use Classification:**

“Light Industrial”

**Current Land Use Classification:**

Stone Curing

Direction: East

**Future Land Use Classification:**

“Light Industrial”

**Current Land Use Classification:**

Restaurant

Direction: South

**Future Land Use Classification:**

“Light Industrial”

**Current Land Use Classification:**

Natural

Direction: West

**Future Land Use Classification:**

None

**Current Land Use Classification:**

Rail Road

## **FISCAL IMPACT:**

None

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

The subject property is within a Regional Center including and is not located within a Premium Transit Corridor

## **RECOMMENDATION:**

Staff Analysis and recommendation: Staff and Planning Commission (7-0) recommend Approval.

The applicant seeks a Plan Amendment from “Light Industrial” to "Business/Innovation Mixed-Use" to rezone for a multi-tenant shopping strip. This request is consistent with the goals of the Midtown Area Regional Center Plan by cultivating entrepreneurship, small business, and innovation. The property is at the edge of the plan area, next to a highway and on a smaller parcel, appropriate for a land use change. The requested change would allow for campus-scale development for industrial uses with office, commercial, and residential uses in a cohesive setting.

## **ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Midtown Area Regional Center Plan, as

- presented above.
2. Make an alternate recommendation.
  3. Continue to a future date.

**ZONING COMMISSION INFORMATION: Z-2020-10700170**

Current Zoning: "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products-Fabrication

Proposed Zoning: to "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: August 18, 2020