



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 7, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**  
ZONING CASE Z-2021-10700205

**SUMMARY:**

**Current Zoning:** "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark 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

**Requested Zoning:** "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, multi-family dwelling units not to exceed 570 units, Bar with Live Entertainment, and a Sports Court – Outdoor

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 7, 2021

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** Craig Glendenning (Bright Lakes Real Estate, LLC)

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

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

**Location:** 1008 Hoefgen Avenue

**Legal Description:** 2.90 acres out of NCB 656

**Total Acreage:** 2.9

**Notices Mailed**

**Owners of Property within 200 feet:** 17

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

**Applicable Agencies:** TxDOT

**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and zoned “L” First Manufacturing District. The property was rezoned by Ordinance 79329, dated December 16, 1993 to the “I-1” Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “I-1” Light Industry District converted to the current “I-1” General Industrial District. The property was rezoned by Ordinance 2019-12-05-1011 to the current "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark 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.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** IDZ, I-1

**Current Land Uses:** Warehousing and Residential Dwellings

**Direction:** South

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant Warehouse

**Direction:** East

**Current Base Zoning:** RM-4 and I-1

**Current Land Uses:** Brewery and Warehousing

**Direction:** West

**Current Base Zoning:** N/A

**Current Land Uses:** IH-37

**Overlay District Information:**

The “HL” Historic Landmark, “HS” Historic Significant or “HE” Historic Exceptional overlay district designation signifies the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued. The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Special District Information:**

None

**Transportation**

**Thoroughfare:** Delaware Street

**Existing Character:** Local

**Proposed Changes:** NA

**Thoroughfare:** Hoefgen Avenue

**Existing Character:** Collector

**Proposed Changes:** NA

**Thoroughfare:** Indiana Street

**Existing Character:** Local

**Proposed Changes:** NA

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

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

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required.

**Parking Information:** Commercial uses generally require 1 space per 300 GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: Allows rezoning requests of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density must be requested and stated within the

ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

Proposed Zoning: Allows rezoning requests of unlimited density, and uses permitted in “C-3”, “O-2” and “I-1”. All approved uses and maximum density must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is within the Downtown Regional Center but not within a premium transit corridor.

**RECOMMENDATION:**

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

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Downtown Area Regional Center Plan and is currently designated as “Employment/Flex Mixed Use” in the future land use component of the plan. The requested "IDZ-3" High Intensity Infill Development Zone base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request is the same for "IDZ-3" High Intensity Infill Development with the same proposed uses in addition to a Bar with Live Entertainment and a Sports Court – Outdoor.
3. **Suitability as Presently Zoned:** The current "IDZ-3" High Intensity Infill Development Zone District is an appropriate zoning for the property and surrounding area. The proposed rezoning is the same but with the addition of two (2) uses; Bar with Live Entertainment and a Sports Court – Outdoor.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The subject property is located within the Denver Heights Neighborhood Association and the Downtown Area Regional Center Plan. The site is located between Hoefgen Avenue, Delaware Street, Indiana Street, and the railroad tracks. The proposed zoning change is requested to add the additional use of a bar with live entertainment and outdoor sports courts to the previously approved uses under the IDZ-3 zoning. GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors. GCF Goal 2: Priority growth areas attract jobs and residents. GCF Goal 4: Sustainable infill

and mixed-use development provide walkable and bikeable destinations for all residents. GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods. GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors. GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate. GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use. "IDZ" Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lot sizes, and setbacks.

6. **Size of Tract:** The subject property is 2.90 acres, which could reasonably accommodate commercial uses, an extended stay hotel, multi-family dwelling units, bar with live entertainment, and a sports court – outdoor
7. **Other Factors** In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. OHP staff determined the four structures and open carports were eligible for demolition on March 24, 2020. In the zoning exhibits, the document labeled "Exhibit A, Site Plan" it is noted that the parcel designated historic at 509 Delaware will be retained on the site plan. Any exterior modifications to this parcel must receive approval from the Office of Historic Preservation prior to work.

Applicant is requesting rezoning to add bar with live entertainment, and a sports court – outdoor to the current "IDZ-3" uses.