



City of San Antonio

Legislation Details (With Text)

File #: 19-1419

Type: Plan Amendment

In control: City Council A Session

On agenda: 1/17/2019

Title: PLAN AMENDMENT CASE # PA-2018-900025 (Council District 2): Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Mixed Use" on Lot 8, NCB 500, located at 415 Milam Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900068)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use, 2. Draft Resolution, 3. Draft Ordinance, 4. Ordinance 2019-01-17-0067

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2018-900025
(Associated Zoning Case Z-2018-900068)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December, 2003

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 9, 2019

Case Manager: Dominic Silva, Planner

Property Owner: Cuny Properties, LLC

Applicant: Oliver Billingsley

Representative: Oliver Billingsley

Location: 415 Milam Street

Legal Description: Lot 8, NCB 500

Total Acreage: 0.797

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Milam Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Thoroughfare: North Hackberry

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December, 2003

Plan Goals:

- Objective 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
- Objective 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes.

Related Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Land Use Category: “Mixed Use”

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. **Related 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:

Mixed Use

Current Land Use Classification:

Heavy Industrial

Direction: North

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Heavy Industrial

Direction: East

Future Land Use Classification:

Mixed Use

Current Land Use Classification:

Mixed Use

Direction: South

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Heavy Industrial

Direction: West

Future Land Use Classification:

Medium Density Residential

Current Land Use:

Heavy Industrial

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within 1 mile of the Downtown and Midtown Regional Center and is not located within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The proposed land use amendment from “Medium Density Residential” to “Mixed Use” is requested in order to rezone the property to “IDZ-3 MNA AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, a Bar/Nightclub without cover charge 3 or more days per week and Live Entertainment. The subject property is well suited for the “Mixed Use” land use designation proposed as it is located within 1 mile of both Interstate Highway 35 and 37, two major highways. The subject property also makes use of a once abandoned building for mixed-use development.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Area District/ Eastside Community Plan.
2. Make an alternate recommendation.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900068

Current Zoning: "I-1 MNA AHOD" General Industrial District Airport Hazard Overlay District

Requested Zoning: "IDZ-3 MNA AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, a Bar/Nightclub without cover charge 3 or more days per week and Live Entertainment.

Zoning Commission Hearing Date: January 15, 2018