



City of San Antonio

Legislation Details (With Text)

File #: 17-3606

Type: Plan Amendment

In control: Planning Commission

On agenda: 6/14/2017

Title: PLAN AMENDMENT CASE # 17053 (Council District 2): A request by Patrick W. Christensen for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Light Industrial" to "Mixed Use" on 7.556 acres out of NCB 10233, located at 215 Coca-Cola Place. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302 Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017164)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. Proposed LU Maps, 3. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 17053
(Associated Zoning Case Z2017164)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Plan Update History: December 4, 2008

Current Land Use Category: "Light Industrial"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 14, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: ENB/BLCB Ventures, LLC

Applicant: ENB/BLCB Ventures, LLC

Representative: Patrick W. Christensen

Location: 215 Coca-Cola Place.

Legal Description: 7.556 acres out of NCB 10233

Total Acreage: 7.556

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Jefferson Heights Association

Applicable Agencies: Department of Planning and Community Development

Transportation

Thoroughfare: Coca-Cola Place

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: Houston Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA route 24 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Update History: December 4, 2008

Plan Goals: 2.1- Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.

Comprehensive Land Use Categories

Land Use Category: Light Industrial

Description of Land Use Category: This classification includes a mix of light manufacturing uses, office park, and limited retail and service uses that service the industrial uses with the proper screening and buffering, all compatible with adjoining uses. High quality development is desired. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses are cabinet shops, can recycle collection stations, lumber yards, machine shops, rug cleaning, clothing manufacturers, sign manufacturers, auto paint and body shops, and warehousing.

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

Land Use Category: Mixed Use

Description of Land Use Category: Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented

environment where people can enjoy a wide range of fulfilling experiences in one place. Nodal development is preferred around a transit stop, where the density would decrease towards the edge of the node. Mixed Use should be located at the intersection of a collector and arterial street, two arterial streets, or where an existing commercial area has been established. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Mixed use evolves from surface parking for cars to a multi-modal transportation system relying on transit, centralized parking, pedestrian linkages, and an option for light rail transit service. Buffer yards provide a landscaped separation between residential and commercial uses, and for all off-street parking areas and vehicle uses areas. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.) A Mixed Use Town Center provides a central civic function with mixed uses incorporated into the peripheral development. A special district should be implemented to provide design standards for Mixed Use development.

Permitted Zoning District: 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 Use

Vacant Building

North

Future Land Use Classification

Mixed Use and Public/Institutional

Current Use

Parking Lot and AT&T Center

East

Future Land Use Classification

Light Industrial and Parks/Open Space

Current Use

Coca-Cola Vending and Bottling

South

Future Land Use Classification

Mixed Use

Current Land Use Classification

Parking Lot, Vacant Lots, Cell Tower, Coca-Cola Facility

West

Future Land Use Classification

Mixed Use, Parks/Open Space, Medium Density Residential and Neighborhood Commercial

Current Use

Phillips Distribution

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Fort Sam Houston Regional Center buffer area and is within ½ of a mile of a Premium Transit Corridor on East Houston Street.

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.

FISCAL IMPACT:

None.

STAFF ANALYSIS AND RECOMMENDATION: Staff recommends Approval.

The Applicant proposes to redevelop the site using the existing warehouse for a mixed use development with up to forty residential units, and commercial uses to include restaurant, bar/tavern and event parking. The requested “MXD” Mixed Use zoning district requires urban design standards in order to maintain a neighborhood commercial scale, promote pedestrian activity and maintain the unique character of the center. Allowing the change in land use classification to “Mixed Use” in this location would still adhere to the vision of the Arena District/Eastside Community Plan to enable redevelopment and create a land use pattern that is responsive to current conditions.

FISCAL IMPACT:

None.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017164

Current Zoning: "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay District

Proposed Zoning: "MXD EP-1" Mixed Use Facility Parking/Traffic Control Overlay District

Zoning Commission Hearing Date: June 20, 2017