



City of San Antonio

Agenda Memorandum

File Number: 17-3995

Agenda Item Number: Z-6.

Agenda Date: 10/19/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017164

(Associated Plan Amendment 17053)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 20, 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

Property Details

Property History: The Property was annexed into the City of San Antonio in 1945 and was zoned “L” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2” Heavy Industrial District. Later a 2008 case (2008-12-04-1128) rezoned the property to “AE-3” Arts and Entertainment District. Finally, a 2012 case (2012-12-06-0951) changed the property from “AE-3” to “L” Light Industrial.

Topography: The subject property is located within the Mandatory Detention Area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: AE-3

Current Land Uses: Phillips Distribution Parking Lot and AT&T Center

Direction: East

Current Base Zoning: AE-4

Current Land Uses: Coca-Cola Vending and Bottling

Direction: South

Current Base Zoning: AE-3 S and AE-3

Current Land Uses: Parking Lot, Vacant Lots, Cell Tower, Coca-Cola Facility

Direction: West

Current Base Zoning: I-2,

Current Land Uses: Phillips Distribution

Overlay and Special District Information:

None.

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.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Multi-Family Dwelling- Minimum vehicle spaces: 1.5 per unit. Maximum vehicle spaces: 2 per unit. Retail- Minimum vehicle space: 1 per 300 sf GFA. Maximum vehicle space: 1 per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the base zoning district.

FISCAL IMPACT:

None.

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.

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval, pending Plan Amendment.

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

1. Consistency:

The property is located within the Arena District/Eastside Community Plan, and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “MXD” Mixed Use base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use classification from “Light Industrial” to “Mixed Use”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. 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.

3. Suitability as Presently Zoned:

The current “L” base zoning district is appropriate for the subject property’s location. However, The Arena District/Eastside Community plan initially envisioned this area as being “Mixed Use”, but was changed to “Light Industrial”. The applicant is asking to revert the land use classification back to what the plan originally called for, to allow for the “MXD” district. This project will redevelop the underutilized parcel, while providing residential space, and integrating various commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The subject property is located within one-half mile of the Commerce-Houston Corridor of the SA Tomorrow Comprehensive Plan and in the town center identified within the Arena District / Eastside Community Plan.

The 2003 Arena District / Eastside Community Plan included an urban design goal to establish a town center and, in 2008, City Council created the East Commerce Street Arts and Entertainment District to help to achieve that community vision.

The future land use plan of the Arena District / Eastside Community Plan designated the parcels within the town center as mixed use, including the subject parcel. However, a 2012 zoning case (PA 12059) resulted in the parcel being rezoned to light industrial.

Rezoning the property to mixed use is generally consistent with the principles and objectives of the Comprehensive Plan, and is more consistent to the vision of the town center identified within the Arena District / Eastside Community Plan.

Relevant Goals, Policies, and Actions of the Comprehensive Plan may include:

- 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 A6: Develop incentives to encourage mixed-use development within 1/2-mile of stations in regional and urban centers and along high capacity transit corridors.
- GCF A11: Develop transit supportive land use designations and zoning and apply it to VIAs priority high capacity transit stations and stops, both existing and proposed.
- H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.
- H P17: Encourage development projects to have a mixture of uses.
- H P18: Encourage housing to be built with, near or adjacent to retail uses.
- H P21: Develop transit supportive zoning and infrastructure improvement plans for regional centers and transit corridors.

The application for mixed use is generally consistent with the principles and objectives of comprehensive plan.

6. Size of Tract:

The subject property totals 7.556 acres in size, which reasonably accommodates the uses permitted in "MXD" Mixed Use District.

7. Other Factors:

"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 of 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, lots sizes, and setbacks.