



City of San Antonio

Legislation Details (With Text)

File #: 16-1451

Type: Plan Amendment

In control: Planning Commission

On agenda: 2/10/2016

Title: PLAN AMENDMENT # 16024 (Council District 2): A request by Varga Endeavors, LLC, c/o Efraim Varga, for approval of a resolution to amend the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 7.7104 acres of land out of NCB 678, 7057 and NCB 671, generally located at the intersection of Essex Street and South Cherry Street from "Light Industrial" to "Mixed Use." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, Mary.Moralez-Gonzales@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA_16024, 2. Aerial-PA _16024, 3. PC Resolution - PA 16024

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 16024
(Associated Zoning Case Z2016085)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Current Land Use Category: Light Industrial

Proposed Land Use Category: Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 10, 2016

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: Varga Endeavors, LLC

Applicant: Efraim Varga

Representative: Efraim Varga

Location: Generally located at 51 Essex Street and South Cherry Street

Legal Description: 7.7104 acres out of NCB 678, NCB 7057 and NCB 671

Total Acreage: 7.7104

Notices Mailed

Owners of Property within 200 feet: 73

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Essex Street

Existing Character: Local Road

Proposed Changes: None

Thoroughfare: Carolina Street

Existing Character: Local Road

Proposed Changes: None

Thoroughfare: South Cherry Street

Existing Character: Collector Road

Proposed Changes: None

Public Transit:

VIA bus route # 32 runs along South Cherry Street on the east side of the subject property.

ISSUE:

Plan Adoption Date: December 4, 2003

Update History: None

Section 2. Land Use Guiding Principles

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

2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.

Comprehensive Land Use Categories

Light Industrial: 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.

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

Comprehensive Land Use Categories

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 streets, 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 retail 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.

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

Light Industrial

Current Use

Commercial Warehouse and Storage, Offices, Vacant Land

North

Future Land Use Classification

Light Industrial

Current Use

Recyclers, Warehouses, Single-Family Residences

East

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Residential, Bar,

South

Future Land Use Classification

Light Industrial

Current Use

Commercial Warehouses and Storage, Restaurant Supply

West

Future Land Use Classification

Light Industrial

Current Use

Railroad Tracks, Appliance Liquidation Outlet

LAND USE ANALYSIS:

The applicant requests this Plan Amendment and associated zoning change in order to rezone to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2," Commercial, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel. The requested Mixed Use classification supports the Arena District/Eastside Community Plan objectives of establishing land use patterns that are responsive to the existing land uses and provides the necessary improvements to enable infill development and redevelopment.

In addition, the request supports the Arena District/Eastside Community Plan objective of locating Mixed Use developments along major arterial roadways. South Cherry Street is a Collector Street and U.S. Highway 37 is less than two blocks to the west of the subject property which serve to provide easy access to commercial and transportation facilities.

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.

RECOMMENDATION:

Staff recommends Approval. The proposed Mixed Use land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate "IDZ" zoning district. The proposed amendment to Mixed Use land use classification meets the goals of the Arena District/Eastside Community Plan by promoting infill development and redevelopment of vacant or underutilized buildings as well as locating Mixed Use development near major arterials to provide easy access to commercial and transportation facilities.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016085

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Millwork and Wood Products Manufacturing

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2," Commercial, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel

Zoning Commission Hearing Date: February 16, 2016