



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1873

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 4/7/2016

**Title:** PLAN AMENDMENT # 16024 (Council District 2): An Ordinance amending 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 6.999 acres of land out of NCB 678 and 7057 and Lots 11, 12, 13, 21, 22, and 23, Block 23, NCB 671, generally located 51 Essex Street, 601 and 604 Carolina Street, generally located at the intersection of Essex Street and South Cherry Street from "Light Industrial" to "Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016085)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_16024, 2. Aerial-PA \_16024, 3. PA 16024\_Resolution, 4. Draft Ordinance, 5. Ordinance 2016-04-07-0253

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**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:** 6.999 acres out of NCB 678 and NCB 7057 and Lots 11, 12, 13, 21, 22, and 23, Block 23, 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.

**PLANNING COMMISSION RECOMMENDATION:** Approval (8-0).

**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