



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-3886

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 10/19/2017

**Title:** PLAN AMENDMENT CASE # 17053 (Council District 2): An 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 "Light Industrial" to "Mixed Use" on 7.556 acres out of NCB 10233, located at 215 Coca-Cola Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017164)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial Map, 2. Proposed LU Maps, 3. Draft Resolution, 4. Ordinance 2017-10-19-0831

| 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 and Planning Commission (7-0) recommend 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