



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-1294  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 1/9/2019  
**Title:** PLAN AMENDMENT CASE # PA-2018-900025 (Council District 2): A request by Oliver Billingsley, representative, for approval of a Resolution to amend the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the future land use from "Heavy Industrial" to "Mixed Use" on Lot 8, NCB 500, located at 415 Milam Street. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, dominic.silva@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900068)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Proposed Land Use, 2. 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 PA-2018-900025  
(Associated Zoning Case Z-2018-900068)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December, 2003

**Current Land Use Category:** "Heavy Industrial"

**Proposed Land Use Category:** "Mixed Use"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 9, 2018

**Case Manager:** Dominic Silva, Planner

**Property Owner:** Cuny Properties, LLC

**Applicant:** Oliver Billingsley

**Representative:** Oliver Billingsley

**Location:** 415 Milam Street

**Legal Description:** Lot 8, NCB 500

**Total Acreage:** 0.797

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Texas Department of Transportation

**Transportation**

**Thoroughfare:** Milam Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Thoroughfare:** North Hackberry

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Comprehensive Plan**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December, 2003

**Plan Goals:**

- Objective 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
- Objective 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

**Comprehensive Land Use Categories**

**Land Use Category:** “Heavy Industrial”

Manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required.

**Related Zoning Districts:** I-1, I-2

**Land Use Category:** “Mixed Use”

Mix of uses within same building or development, transit supported mixed use development, Town Centers, low to high rise office buildings that promote mixed uses. **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 Category:** “Regional Commercial”

Automobile sales, major automobile repair, mini-warehouses, wholesale, “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses; outdoor operations and display permitted in areas which are

screened; no outdoor storage is permitted.

**Related Zoning Districts:** NC, C-1, C-2, C-3, O-1, O-2

**Land Use Category:** “Medium Density Residential”

Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes.

**Related Zoning Districts:** R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Mixed Use

**Current Land Use Classification:**

Heavy Industrial

Direction: North

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Heavy Industrial

Direction: East

**Future Land Use Classification:**

Mixed Use

**Current Land Use Classification:**

Mixed Use

Direction: South

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Heavy Industrial

Direction: West

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use:**

Heavy Industrial

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within 1 mile of the Downtown and Midtown Regional Center and is not located within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Heavy Industrial to “Mixed Use” is requested in order to rezone the property to “IDZ-3 MNA AHOD” Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, a Bar/Nightclub without cover charge 3 or more days per week and Live Entertainment. The subject property is well suited for the “Mixed Use” land use designation proposed as it is located within 1 mile of both Interstate Highway 35 and 37, two major highways. The subject property also makes use of a once abandoned building for mixed-use development.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Area District/ Eastside Community Plan.
2. Make an alternate recommendation.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900068**

Current Zoning: “I-1 MNA AHOD” General Industrial District Airport Hazard Overlay District

Requested Zoning: "IDZ-3 MNA AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District, a Bar/Nightclub without cover charge 3 or more days per week and Live Entertainment.

Zoning Commission Hearing Date: January 15, 2018