



City of San Antonio

Agenda Memorandum

File Number:19-1294

Agenda Item Number: 14.

Agenda Date: 1/9/2019

In Control: Planning Commission

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