

AN ORDINANCE 2008-12-04-1127

ADOPTING THE ARENA DISTRICT / EASTSIDE COMMUNITY PLAN LAND USE ELEMENT UPDATE AS A COMPONENT OF THE MASTER PLAN OF THE CITY BY 1) ADDING THE FOLLOWING TEXT TO THE LAND USE PLAN SECTION, LAND USE CLASSIFICATIONS, MEDIUM DENSITY RESIDENTIAL DESCRIPTION: "LIMITED NEIGHBORHOOD COMMERCIAL USES PERMITTED ALONG STREET WITH HIGHER TRAFFIC VOLUMES AND ON CORNER LOTS IF CONSISTENT WITH THE HISTORIC DEVELOPMENT PATTERN"; 2) CHANGING THE USE OF APPROXIMATELY 1.72 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN NORTH MONUMENTAL STREET AND THE CITY CEMETERY FROM MEDIUM DENSITY RESIDENTIAL AND PARKS/OPEN SPACE LAND USE TO MIXED USE LAND USE; 3) CHANGING THE USE OF APPROXIMATELY 2.27 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN NORTH NEW BRAUNFELS AVENUE AND SOUTH POLARIS STREET AND 4.72 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN NORTH RIO GRANDE STREET AND GARCIA STREET FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE; 4) CHANGING THE USE OF APPROXIMATELY 0.85 ACRES LOCATED SOUTH OF THE INTERSECTION OF EAST COMMERCE STREET AND HONEY BOULEVARD FROM PARKS/OPEN SPACE LAND USE TO MIXED USE LAND USE; 5) CHANGING THE USE OF APPROXIMATELY 22.43 ACRES BOUND BY EAST HOUSTON STREET TO THE NORTH, EAST COMMERCE STREET TO THE SOUTH AND COCA-COLA PLACE TO THE WEST FROM GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL LAND USE TO LIGHT INDUSTRIAL LAND USE; 6) CHANGING THE USE OF APPROXIMATELY 6.04 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN HONEY BOULEVARD AND SALADO CREEK FROM GENERAL COMMERCIAL LAND USE TO MIXED USE LAND USE; AND 7) CHANGING THE USE OF APPROXIMATELY 55.64 ACRES LOCATED ON THE NORTH SIDE OF EAST HOUSTON STREET BETWEEN WILLOWSPRINGS GOLF COURSE AND IH-10 EAST FROM HIGH DENSITY RESIDENTIAL AND LIGHT INDUSTRIAL LAND USE TO MIXED USE LAND USE.

* * * * *

WHEREAS, the Arena District/Eastside Community Plan was first adopted by City Council on December 4, 2003 as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on October 22, 2008 by the Planning Commission allowing all interested citizens to be heard; and

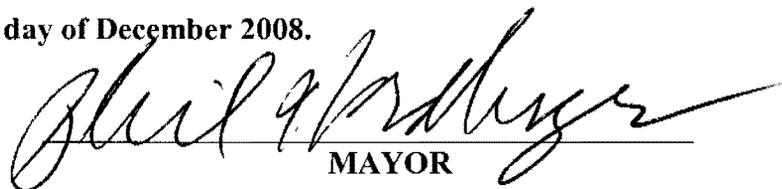
WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

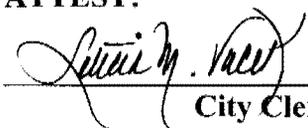
SECTION 1. The Arena District/Eastside Community Plan, a component of the Master Plan of the City, is hereby amended to update the land use element by 1) adding the following text to the Land Use Plan Section, Land Use Classifications, Medium Density Residential Description: "Limited neighborhood commercial uses permitted along street with higher traffic volumes and on corner lots if consistent with the historic development pattern"; 2) changing the use of approximately 1.72 acres located on the south side of East Commerce Street between North Monumental Street and the City Cemetery from Medium Density Residential and Parks/Open Space land use to Mixed Use land use; 3) changing the use of approximately 2.27 acres located on the south side of East Commerce Street between North New Braunfels Avenue and South Polaris Street and 4.72 acres located on the south side of East Commerce Street between North Rio Grande Street and Garcia Street from Medium Density Residential land use to Mixed Use land use; 4) changing the use of approximately 0.85 acres located south of the intersection of East Commerce Street and Honey Boulevard from Parks/Open Space land use to Mixed Use land use; 5) changing the use of approximately 22.43 acres bound by East Houston Street to the north, East Commerce Street to the south and Coca-Cola Place to the west from General Commercial and High Density Residential land use to Light Industrial land use; 6) changing the use of approximately 6.04 acres located on the south side of East Commerce Street between Honey Boulevard and Salado Creek from General Commercial land use to Mixed Use land use; and 7) changing the use of approximately 55.64 acres located on the north side of East Houston Street between Willowsprings Golf Course and IH-10 East from High Density Residential and Light Industrial land use to Mixed Use land use. A copy of the land use plan update is attached hereto and incorporated by reference as Attachment I: Land Use Map Amendment and Attachment II: Text Amendment.

SECTION 2. This ordinance shall take effect December 14th, 2008.

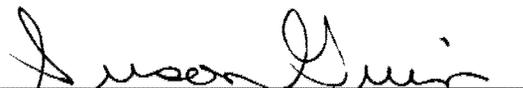
PASSED AND APPROVED on this 4th day of December 2008.


MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:


For City Attorney



Request for
**COUNCIL
ACTION**

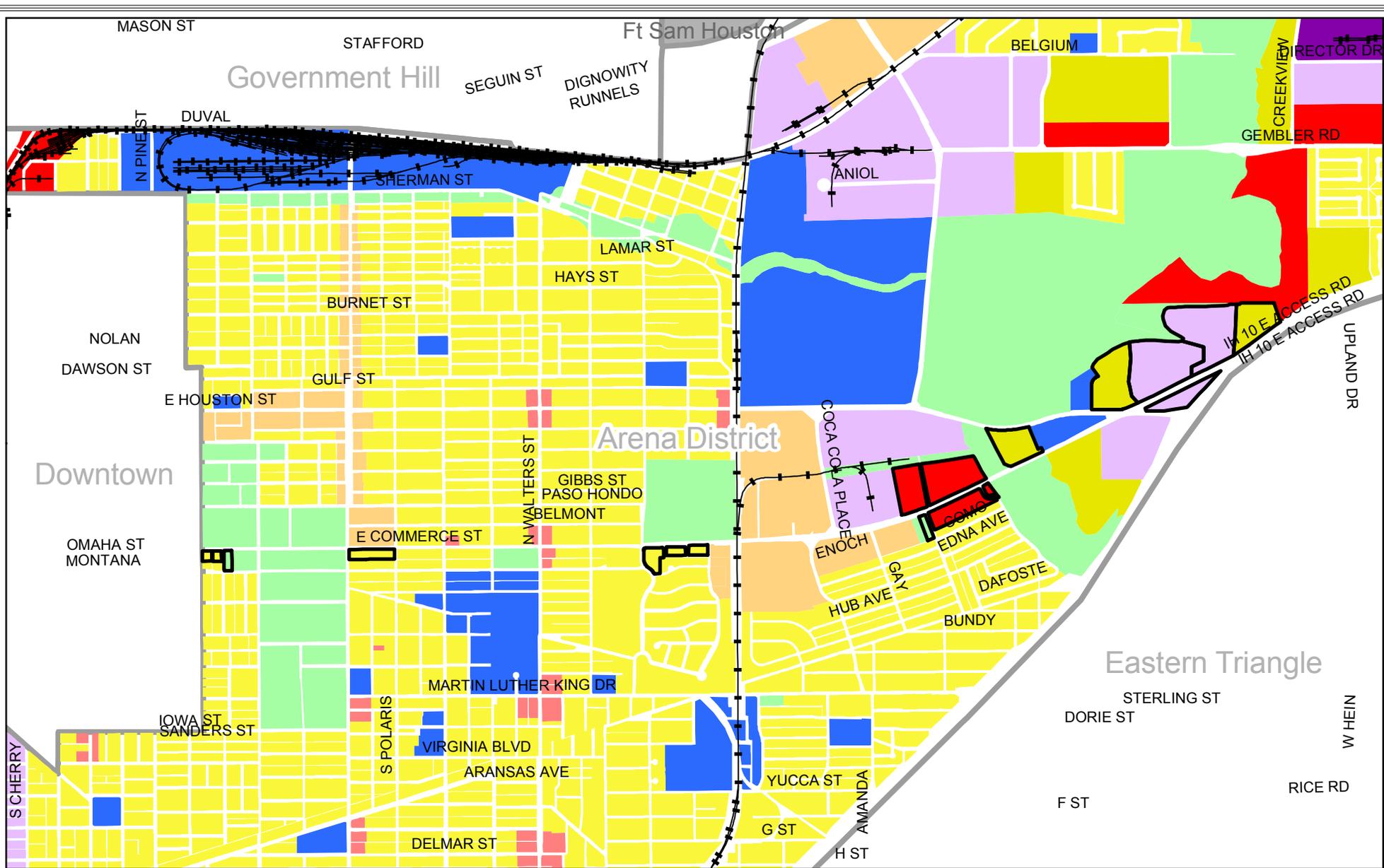


Agenda Voting Results - P-6

Name:	P-1, P-2, P-3, Z-2, Z-3, Z-9, Z-11, Z-12, P-5, P-6, Z-15, Z-17
Date:	12/04/2008
Time:	05:10:07 PM
Vote Type:	Motion to Approve
Description:	<p>PLAN AMENDMENT # U09003 (District 2): An Ordinance amending the Arena District / Eastside Community Plan, a component of the Master Plan of the City to support the creation of the East Commerce Street Arts & Entertainment District by 1) changing the use of approximately 1.72 acres located on the south side of East Commerce Street between North Monumental Street and the City Cemetery from Medium Density Residential and Parks/Open Space land use to Mixed Use land use; 2) changing the use of approximately 2.27 acres located on the south side of East Commerce Street between North New Braunfels Avenue and South Polaris Street and 4.72 acres located on the south side of East Commerce Street between North Rio Grande Street and Garcia Street from Medium Density Residential land use to Mixed Use land use; 3) changing the use of approximately 0.85 acres located south of the intersection of East Commerce Street and Honey Boulevard from Parks/Open Space land use to Mixed Use land use; 4) changing the use of approximately 22.43 acres bound by East Houston Street to the north, East Commerce Street to the south and Coca-Cola Place to the west from General Commercial and High Density Residential land use to Light Industrial land use; 5) changing the use of approximately 6.04 acres located on the south side of East Commerce Street between Honey Boulevard and Salado Creek from General Commercial land use to Mixed Use land use; 6) changing the use of approximately 55.64 acres located on the north side of East Houston Street between Willowsprings Golf Course and IH-10 East from High Density Residential, Light Industrial and General Commercial land use to Mixed Use land use; and 7) adding the following text to the Land Use Plan Section, Land Use Classifications, Medium Density Residential Description: "Limited neighborhood commercial uses permitted along street with higher traffic volumes and on corner lots if consistent with the historic development pattern". Staff and Planning Commis</p>
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Phil Hardberger	Mayor		x				

Mary Alice P. Cisneros	District 1	x					
Sheila D. McNeil	District 2		x				
Jennifer V. Ramos	District 3		x				
Philip A. Cortez	District 4		x				
Lourdes Galvan	District 5	x					
Delicia Herrera	District 6		x			x	
Justin Rodriguez	District 7		x				
Diane G. Cibrian	District 8		x				
Louis E. Rowe	District 9	x					
John G. Clamp	District 10		x				x



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 *This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient. *Please contact the responsible City of San Antonio Department for specific determinations.
 City of San Antonio Planning Department GIS Manager: Woody Woodruff, wwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873
 Map Created by: Preston Trinkle
 Map Creation Date: October 20, 2008
 Map File Location: Amend_U09003.mxd
 PDF Filename: 0810GP03.pdf

Arena District/Eastside Community Plan Update (Arts & Entertainment District) Adopted Plan Amendment U09003 Area



**City of San Antonio
 Planning and Development
 Services Department**

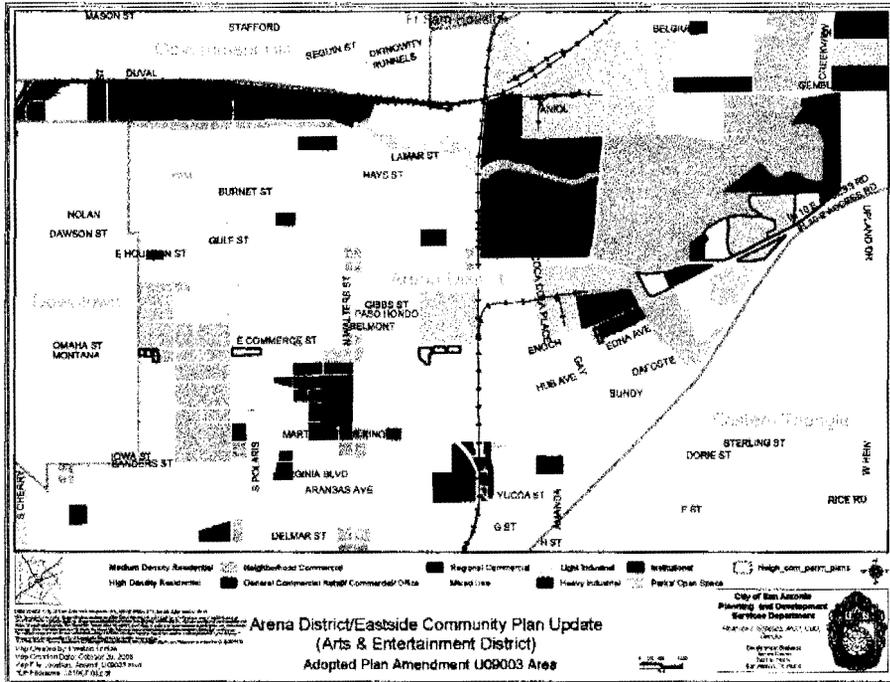
*Roderick J. Sanchez, AICP, CBO,
 Director*

Development Business
 Service Center
 1901 S. Alamo
 San Antonio, TX 78204

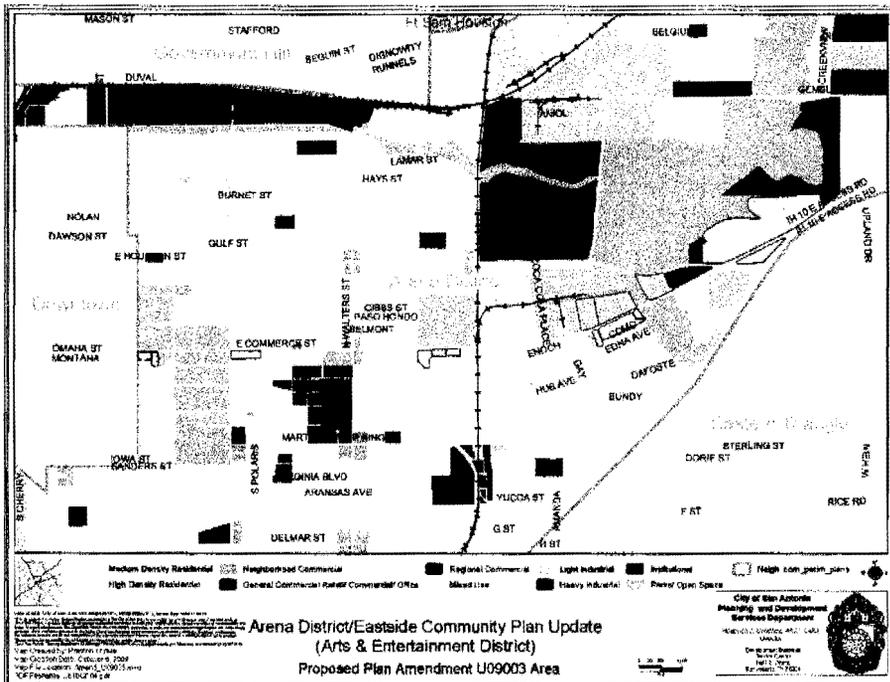


Attachment I:
Land Use Map Amendment

Land Use Map as Adopted



Proposed Amendment



**Attachment II:
 Text Amendment**



Classification	Description
<p>LOW DENSITY RESIDENTIAL (single family, duplexes and accessory dwellings on lots of 8,000 sq. ft. or greater)</p>	<p>Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single-family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.</p>
<p>MEDIUM DENSITY RESIDENTIAL (single family, accessory dwellings, cottage houses, duplexes, triplexes, fourplexes, townhomes)</p>	<p>Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood. <u>Limited neighborhood commercial uses permitted along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern.</u></p>
<p>HIGH DENSITY RESIDENTIAL (single family, accessory dwellings, cottage houses, duplexes, triplexes, fourplexes, townhomes, apartments, condominiums)</p>	<p>High Density Residential provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between Low Density Residential or Medium Density Residential uses and non-residential uses. Appropriate buffering should be required between High Density Residential uses and other residential uses. High Density Residential uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.</p>
<p>NEIGHBORHOOD COMMERCIAL</p>	<p>Neighborhood Commercial provides small areas for offices, professional services, service and shop front retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).</p>



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

2007 SEP 19 PM 12: 24

TO: Mayor & City Council

FROM: Councilwoman Sheila McNeil

COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; T.C. Broadnax, Assistant City Manager; Chris Callanen, Assistant to the City Council

SUBJECT: Request for Placement of Item on City Council Meeting Agenda

DATE: September 13, 2007

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the City Council:

I am respectfully requesting that the Planning and Community Development Department, and the Development Services Department, take appropriate steps in bringing forward to the Zoning Commission and Planning Commission for their recommendations, and to City Council for final action, an amendment of the Unified Development Code that would include either a modification of the existing "ED" Entertainment District zoning district, or the creation of a new zoning district, that would include an arts and entertainment component with appropriate development standards, pursuant to HB 2514, and not require the existence of a theme park for such designation.

I am also respectfully requesting that the Planning and Community Development Department and the Development Services Department take appropriate steps in bringing forward to the Zoning Commission for recommendation and to City Council for final action, a rezoning case to designate an "arts and entertainment" district to include properties within the vicinity of the Alamodome and the AT&T Center/Freeman Coliseum/Willowsprings Golfcourse area, as well as East Commerce Street between these two areas. I request that Staff research the aforementioned areas to identify the appropriate locations/boundaries for such a zoning district.

Brief Background

Coinciding with the passage into law of HB 2514, relating to the creation of an arts and entertainment district by a populous municipality, the City of San Antonio has a unique opportunity to create an Arts and Entertainment District on the East Side to spur economic development and highlight the numerous venues for entertainment that the City has to offer.

Continues...

Specifically, House Bill 2514 amends the Local Government Code to authorize a municipality with a population of more than one million to designate an area as an arts and entertainment district and develop the area in the district so that it contributes to the public through certain uses. The bill authorizes a municipality to solicit grants and donations to develop the district, provide incentives to persons to develop the area in the district for public purposes, and provide tax breaks to persons to develop the district for public purposes.

Submitted for Council consideration
by:

Janice McNeil
Sponsoring Councilmember

9/18/07

Supporting Councilmembers' Signatures (4 only)	District No.
1. <i>Mary Ann P. Chapman</i>	1
2. <i>Melicia Ferrero</i>	6
3. <i>[Signature]</i>	10
4. <i>[Signature]</i>	9

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK
2007 SEP 19 / PM 12: 24

RESOLUTION NO. 08-10-03

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE ARENA DISTRICT / EASTSIDE COMMUNITY PLAN BY, 1) ADDING THE FOLLOWING TEXT TO THE LAND USE PLAN SECTION, LAND USE CLASSIFICATIONS, MEDIUM DENSITY RESIDENTIAL DESCRIPTION: "LIMITED NEIGHBORHOOD COMMERCIAL USES PERMITTED ALONG STREET WITH HIGHER TRAFFIC VOLUMES AND ON CORNER LOTS IF CONSISTENT WITH THE HISTORIC DEVELOPMENT PATTERN"; 2) CHANGING THE USE OF APPROXIMATELY 1.72 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN NORTH MONUMENTAL STREET AND THE CITY CEMETERY FROM MEDIUM DENSITY RESIDENTIAL AND PARKS/OPEN SPACE LAND USE TO MIXED USE LAND USE; 3) CHANGING THE USE OF APPROXIMATELY 2.27 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN NORTH NEW BRAUNFELS AVENUE AND SOUTH POLARIS STREET AND 4.72 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN NORTH RIO GRANDE STREET AND GARCIA STREET FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO MIXED USE LAND USE; 4) CHANGING THE USE OF APPROXIMATELY 0.85 ACRES LOCATED SOUTH OF THE INTERSECTION OF EAST COMMERCE STREET AND HONEY BOULEVARD FROM PARKS/OPEN SPACE LAND USE TO MIXED USE LAND USE; 5) CHANGING THE USE OF APPROXIMATELY 22.43 ACRES BOUND BY EAST HOUSTON STREET TO THE NORTH, EAST COMMERCE STREET TO THE SOUTH AND COCA-COLA PLACE TO THE WEST FROM GENERAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL LAND USE TO LIGHT INDUSTRIAL LAND USE; 6) CHANGING THE USE OF APPROXIMATELY 6.04 ACRES LOCATED ON THE SOUTH SIDE OF EAST COMMERCE STREET BETWEEN HONEY BOULEVARD AND SALADO CREEK FROM GENERAL COMMERCIAL LAND USE TO MIXED USE LAND USE; AND 7) CHANGING THE USE OF APPROXIMATELY 55.64 ACRES LOCATED ON THE NORTH SIDE OF EAST HOUSTON STREET BETWEEN WILLOWSPRINGS GOLF COURSE AND IH-10 EAST FROM HIGH DENSITY RESIDENTIAL AND LIGHT INDUSTRIAL LAND USE TO MIXED USE LAND USE, TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element of the Arena District / Eastside Community Plan and found the amendment to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on October 22, 2008 and **APPROVED** the amendment; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to update the land use element of the Arena District / Eastside Community Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22th DAY OF OCTOBER, 2008.

Approved:



Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:



Executive Secretary
San Antonio Planning Commission



CITY OF SAN ANTONIO Request for Council Action

Agenda Item # P-6
Council Meeting Date: 12/4/2008
RFCA Tracking No: R-4216

DEPARTMENT: Planning & Development
Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICT(S) IMPACTED:
Council District 2

SUBJECT:
Plan Update U09003 (Arena District/Eastside Community Plan Update)

SUMMARY:

Neighborhood/Community/Perimeter Plan: **Arena District / Eastside Community Plan**

This proposed update to the Arena District / Eastside Community Plan would support the creation of the East Commerce Street Arts & Entertainment District. This update to the Arena District / Eastside Community Plan includes **1)** changing the use of approximately 1.72 acres located on the south side of East Commerce Street between North Monumental Street and the City Cemetery from Medium Density Residential and Parks/Open Space land use to Mixed Use land use; **2)** changing the use of approximately 2.27 acres located on the south side of East Commerce Street between North New Braunfels Avenue and South Polaris Street and 4.72 acres located on the south side of East Commerce Street between North Rio Grande Street and Garcia Street from Medium Density Residential land use to Mixed Use land use; **3)** changing the use of approximately 0.85 acres located south of the intersection of East Commerce Street and Honey Boulevard from Parks/Open Space land use to Mixed Use land use; **4)** changing the use of approximately 22.43 acres bound by East Houston Street to the north, East Commerce Street to the south and Coca-Cola Place to the west from General Commercial and High Density Residential land use to Light Industrial land use; **5)** changing the use of approximately 6.04 acres located on the south side of East Commerce Street between Honey Boulevard and Salado Creek from General Commercial land use to Mixed Use land use; **6)** changing the use of approximately 55.64 acres located on the north side of East Houston Street between Willowsprings Golf Course and IH-10 East from High Density Residential, Light Industrial and General Commercial land use to Mixed Use land use; and **7)** adding the following text to the Land Use Plan Section, Land Use Classifications, Medium Density Residential Description: "Limited neighborhood commercial uses permitted along street with higher traffic volumes and on corner lots if consistent with the historic development pattern"

BACKGROUND INFORMATION:

Owner: Various

Property Location: Land use plan amendment includes approximately 93.67 acres located on the north and south side of East Commerce Street between North Monumental Street and East Houston Street and on the north side of East Houston

Street between East Commerce Street and IH-10 East. Text amendment is applicable to the Arena District / Eastside Plan area bound by IH-35 to the north, IH-410 to the east, IH-10 to the south, and IH-37/US-281 and the Downtown Neighborhood Plan to the west.

Acreage: Approximately 93.67 acres for the land use plan amendment; 6,049 acres for the text amendment

Current Land Use: The area that is the subject of the land use plan amendment is occupied by vacant and occupied commercial buildings, vacant parcels, residential dwellings, and industrial uses; the balance of the Arena District / Eastside Community Plan includes all land use categories generally mixed in the western portion of the Plan area and separated into districts in the eastern portion of the Plan area.

ISSUE:

PLANNING PROCESS:

This proposed update to the Arena District / Eastside Community Plan would support the creation of the East Commerce Street Arts & Entertainment District. The East Commerce Street Arts & Entertainment District proposal includes an amendment to the Unified Development Code to create 4 new special zoning districts; updates to the Downtown Neighborhood Plan and the Arena District/Eastside Community Plan; and a comprehensive rezoning of the areas around the Alamodome, the AT&T Center and East Commerce Street in between. The East Commerce Street Arts & Entertainment District proposal was initiated via a Council Consideration Request signed September 18, 2008 by District 2 Councilwoman Sheila McNeil.

The East Commerce Street Arts & Entertainment District was developed through a community participation process that included 4 public meetings; individual meetings with property owners, business owners, and elected officials; and briefings to local boards and commissions. The process began with a Visioning Workshop in February. Community members were invited to share their vision for an Arts & Entertainment District and identify boundaries, acceptable and unacceptable uses and appropriate site and building design standards. Based on the information provided by the participants, staff returned to the community in March with an initial proposal that included 4 distinct districts with unique boundaries, permitted uses, and site and building design standards. Based on the comments received at this meeting, the proposal was further refined and an updated proposal was presented to the community during an Open House in April. Also during this meeting, property owners were provided information about the UDC amendment, rezoning and plan amendment processes. Over the next several months, staff solicited additional comment on the proposal through meetings with business owners, property owners, and elected officials; presentations to boards and commissions; review by the City Attorney's Office and other City departments; and review by the Planning Commission Technical Advisory Committee. During the fourth public meeting in August 2008, property owners within the proposed boundaries of the East Commerce Street Arts & Entertainment Districts were invited to learn more about the UDC amendment, rezoning and plan amendment processes and discuss the potential impacts to their properties.

UPDATES TO PLAN:

The East Commerce Street Arts & Entertainment District was conceived as a tool for implementing many of the goals outlined in the Arena District / Eastside Community Plan. Some of these goals include:

- Recommend Commerce from IH-37 to Houston for a "feature street" incorporating trees, on-street parking and wider sidewalks.
- Create attractive streets

Strengthen the community with additional gathering nodes and emphasize the places of significance

- Concentrate industrial uses
- Formulate a marketing effort highlighting recent community improvements
- Institute a comprehensive rezoning for the entire plan area
- Create a mixed-use town center south of the SBC Center (now AT&T Center)
- Enhance downtown – SBC Center (now AT&T Center) connectivity

The public meetings for the East Commerce Street Arts & Entertainment District were attended by members of the original Arena District/ Eastside planning team, representatives from neighborhood associations, residents, and business and property owners within the planning area. These amendments are consistent with the overall goals of the Plan; however, minor amendments to the Arena District/ Eastside Community Plan land use element are required to ensure the proposed Arts & Entertainment zoning districts are consistent with the future land use plan for all parcels.

Amendment 1 includes changing the use of approximately 1.72 acres located on the south side of East Commerce Street between North Monumental Street and the City Cemetery from Medium Density Residential and Parks/Open Space land use to Mixed Use land use. These parcels are currently vacant or occupied by commercial buildings. Changing the land use on these parcels to Mixed Use will allow the Arts & Entertainment District East Commerce street corridor to extend the full distance to the Historic City Cemeteries.

Amendment 2 includes changing the use of approximately 2.27 acres located on the south side of East Commerce Street between North New Braunfels Avenue and South Polaris Street and 4.72 acres located on the south side of East Commerce Street between North Rio Grande Street and Garcia Street from Medium Density Residential land use to Mixed Use land use. The 2.27 acres are occupied primarily by commercial structures. Changing the land use of these parcels to mixed use will match the land use on the north side of East Commerce Street. The adopted land use plan juxtaposes Mixed Use land use with Medium Density Residential land use – a situation that is not commonly desired and conflicts with the existing development pattern that includes commercial development on the north and south side of East Commerce Street. Changing the use of the 4.72 acres would extend an area already designated as Mixed Use west along East Commerce Street. The majority of these parcels are currently vacant and are opposite an assemblage of community facilities on the north side of Commerce that draw large volumes of people to the area.

Amendment 3 includes changing the use of approximately 0.85 acres located south of the intersection of East Commerce Street and Honey Boulevard from Parks/Open Space land use to Mixed Use land use. This parcel is occupied by a commercial structure that is City owned, but currently slated for disposition. This parcel would join an area of mixed use that extends to the east and west.

Amendment 4 includes changing the use of approximately 22.43 acres bound by East Houston Street to the north, East Commerce Street to the south and Coca-Cola Place to the west from General Commercial and High Density Residential land use to Light Industrial land use. This area is entirely occupied by industrial buildings and uses. Light industry land use is being eliminated elsewhere and concentrated in this area, where the proposed AE-4 zoning will ensure the industrial uses are built in a campus or park setting and are sensitive to the overall vision for the East Commerce Street Arts & Entertainment District.

Amendment 5 includes changing the use of approximately 6.04 acres located on the south side of East Commerce Street between Honey Boulevard and Salado Creek from

General Commercial land use to Mixed Use land use. This would extend an existing area designated for mixed use east to Salado Creek.

Amendment 6 includes changing the use of approximately 55.64 acres located on the north side of East Houston Street between Willowsprings Golf Course and IH-10 East from High Density Residential, Light Industrial and General Commercial land use to Mixed Use land use. This would create a second large mixed use node north of the intersection of IH-10 and East Houston Street. This mixed use node could act as a gateway into the East Commerce Street Arts & Entertainment District. The vacant and underutilized parcels in this area have significant potential for development/redevelopment. The adopted land use plan includes a collection of uses that would segregate uses, may not fit the development potential for an individual parcel, and underestimates the potential of the area as a significant node.

Amendment 7 includes adding the following text to the Land Use Plan Section, Land Use Classifications, Medium Density Residential Description: "Limited neighborhood commercial uses permitted along street with higher traffic volumes and on corner lots if consistent with the historic development pattern." Much of the area was originally developed in an era when neighborhoods were compact and included a variety of housing types, streets were laid out in a grid pattern and neighborhood businesses occupied corner lots and interior lots along streets with higher traffic volumes. While an attempt was made to designate neighborhood commercial uses on the future land use plan where nodes were already in existence, this effort overlooked some of the smaller neighborhood commercial uses that form an important part of the community. The proposed text amendment supports the continued operation and in some cases the reestablishment of neighborhood commercial uses along streets with higher traffic volumes and on corner lots if consistent with the historic development pattern. This amendment allows neighborhood commercial uses where they have historically existed and prevents the encroachment of commercial uses into the single-use residential neighborhoods found primarily in the northeastern portion of the plan area.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: East Commerce Street is a Primary Arterial Type B (70' - 120' ROW). East Houston Street is a Secondary Arterial Type B (70' - 86' ROW). Minimal Impact. East Commerce Street is designated as a Primary Arterial Type B in the Major Thoroughfare Plan and exists today as a 4 lane road with parallel parking or the potential for parallel parking on both sides. As such, Mixed Use land use is more appropriate than Medium Density Residential land use for the portion of East Commerce Street between Monumental Street and the railroad tracks. The portion of East Commerce Street between the railroad tracks and East Houston Street and East Houston Street are 4-5 lane roads. These streets have the potential to carry significant volumes of traffic (and often do during events at the AT&T Center and the Freeman Coliseum). The existing transportation network which includes 2 arterials that connect with an interstate highway, a primarily gridded street pattern and frequent VIA service can accommodate any increased traffic associated with this update.

COMMUNITY FACILITIES ANALYSIS:

Public Facilities: This area is in close proximity to existing libraries, schools, clinics, parks, recreation centers and community centers. Minimal Impact. Despite the availability of community facilities, the population in the planning area has declined, leaving a rash of vacant lots and buildings. This plan update is intended to encourage infill development and redevelopment to increase the population density in an inner city area that is well served by existing community facilities.

ALTERNATIVES:

No action will maintain the land use element as currently adopted. The proposed Arts and Entertainment Zoning District zoning would not be consistent with the adopted land use plan for some of the parcels included in the rezoning case.

FISCAL IMPACT:

None. A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

RECOMMENDATION:

STAFF RECOMMENDATION:

Approval. The land use plan amendment and text amendment would support the creation of the East Commerce Street Arts & Entertainment District, a redevelopment plan that was created through a cooperative effort by residents, property owners, business owners, City staff and elected officials.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: October 22, 2008

Approval (Resolution Attached)

Newspaper Publication Date of Public Hearing: October 3, 2008

No. Notices mailed 10 days prior to Public Hearing: 182 to owners of land within 200 feet; 31 to the Arena District / Eastside Planning Team; 187 to Arts & Entertainment public meeting attendees and stakeholders

Registered Neighborhood Association(s) Notified: Downtown, Historic Gardens, St. Paul Square, Dignowity Hill, Nevada Street, Denver Heights, Arena District, Jefferson Heights, Harvard Place – Eastlawn, Coliseum Oaks, Coliseum-Willow Park, United Homeowners, Government Hill Alliance, Skyline Park

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Z2009010 S

Current Zoning District: Various

Proposed zoning district: AE-1, AE-2, AE-3, AE-4

Zoning Commission Public Hearing Date: December 2, 2008

Recommendation Pending December 2, 2008 Public Hearing

ATTACHMENT(S):

File Description	File Name
Adopted Land Use Map	ADE_Adopted.pdf
Proposed Land Use Map	ADE_Proposed.pdf
Proposed Text Amendment	ADE_Text_Amendment.pdf
CCR	CCR.pdf
PC Resolution	Signed_Resolution_ADE.pdf
Voting Results	
Ordinance/Supplemental Documents	200812041127.pdf

DEPARTMENT HEAD AUTHORIZATIONS:

Patrick Howard Assistant Director Planning & Development Services

APPROVED FOR COUNCIL CONSIDERATION:

T.C. Broadnax Assistant City Manager