



City of San Antonio

Legislation Details (With Text)

File #: 17-6178

Type: Plan Amendment

In control: City Council A Session

On agenda: 12/7/2017

Title: PLAN AMENDMENT CASE # 17089 (Council District 3): An Ordinance amending the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Tract 8, NCB 10949, located at 4247 Clark Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017289)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2017-12-07-0963

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment PA 17089
(Associated Zoning Case Z2017289)

SUMMARY:

Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Plan Update History: December 6, 2007

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 25, 2017

Case Manager: Erica Greene, Planner

Property Owner: Audie W. Smith

Applicant: Audie W. Smith

Representative: Richard Moore

Location: 4247 Clark Avenue

Legal Description: Tract 8, NCB 10949

Total Acreage: 0.3574

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Clarke Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #34 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Update History: December 6, 2007

Plan Goals: Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category: Low-density residential uses include single-family houses on individual lots. 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.

Permitted Zoning Districts: R3, R4, R5, R6, R20

Land Use Category: Community Commercial

Description of Land Use Category: Community Commercial development includes moderate-intensity convenience retail or service uses, generally serving the area community. These uses depend on a greater volume of vehicular traffic. Drive-through establishments are permitted. A mix of uses in the same building or development is allowed. Community Commercial uses are typically located at nodes on arterials at major intersections. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks, shade trees in parking lots, landscaping on planting strips between parking lot and streets, and well-designed monument signage (no large pole signs). Shared parking is encouraged in order to minimize impervious cover. Community commercial

centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Appropriate buffering is required if this use abuts a residential use.

Permitted Zoning Districts: NC, C1, O1, C2P, C2

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Low Density Residential

Direction: North

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Mini Storage

Direction: East

Future Land Use Classification:

Low Density Residential, Community Commercial

Current Land Use Classification:

Coffee Shop, Residential Single-Family, Commercial Building

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant Land

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Residential Single-Family

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Downtown Regional Center and within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The applicant requests this Plan Amendment and associated zoning change for expansion of the existing storage facilities. The subject property is landlocked with access from the existing storage facility to the north. The proposed amendment to "Community Commercial" land use will not significantly alter the land use pattern or character of the immediate area as the proposed change supports the Highland Hills Community Plan that

improves the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area. The proposed amendment to "Community Commercial" is an appropriate fit that supports the accommodation of growth and development within a limited area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Highlands Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017289

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: November 7, 2017