



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-1293

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 2/19/2015

**Title:** PLAN AMENDMENT #15009 (District 2): An Ordinance amending the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.215 acre tract of land out of NCB 674 located at 1222 South Hackberry Street from Medium Density Residential to Community Commercial. Staff and Planning Commission recommend approval. (No Associated Zoning Case)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA 15009\_Location Map, 2. PA 15009\_Resolution, 3. DRAFT ORDINANCE, 4. Ordinance 2015-02-19-0125

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT:** Roderick J. Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA 15009 (No Associated Zoning Case )

**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:** Medium Density Residential

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 14, 2015

**Case Manager:** Ernest Brown, Planner

**Property Owner/Applicant/ Representative:** Jose Alfred Cubillos

**Location:** 1222 South Hackberry Street

**Total Acreage:** 0.215 acres

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Hackberry Street

**Existing Character:** Secondary Arterial, Type B; two lane in each direction with sidewalks both sides

**Proposed Changes:** None known

**Public Transit:** Several VIA bus stops are located in the same block as the subject property is served by route 28 and 230.

**ISSUE:**

**Plan Adoption Date:** December 4, 2003

**Update History:** December 4, 2008

**Goal - Land Use Plan**

Retail nodes are reinforced at cross streets to continue the legacy of neighborhood shopping destinations. Develop commercial / retail nodes that are adjacent and convenient to residential neighborhoods.

**Comprehensive Land Use Categories**

**MEDIUM DENSITY RESIDENTIAL:** 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. (single family, accessory dwellings, cottage houses duplexes, triplexes, fourplexes, townhomes)

**Example Zoning Districts**

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

**Comprehensive Land Use Categories**

**COMMUNITY COMMERCIAL:** Community Commercial development includes medium to high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant

nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

**Example Zoning Districts**

NC, C-1, C-2, O-1

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Vacant lot used for Vehicle Storage

North

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Vacant lot

East

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Single-Family Homes

South

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Convenience Store with Gas and Single-Family Home

West

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Single-Family Homes, Vacant lot, Auto Repair and Convenience Store with Gas

**LAND USE ANALYSIS:** The subject property is located between Florida Street to the north and approximately one lot from the intersection of Aransas Avenue and South Hackberry Street to the South. The Medium Density Residential land use classification includes small lot single-family developments, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. The Medium Density Residential land use classification 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 uses being located at the edges of the neighborhood. Existing surrounding land uses are all classified as Medium Density Residential and is the predominant land use classification.

The applicant is requesting that the land use classification for the subject property be amended to Community Commercial to develop an auto sales lot. The Arena District/Eastside Community Plan future land use designation of Community Commercial development includes medium to high-density land uses that draws its

customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. The proposed Community Commercial will be consistent with the existing use of the property and the established commercial node formed at the intersection of South Hackberry Street and Aransas Avenue. It will not negatively affect any of the surrounding low density residential lots fronting South Hackberry.

**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.

**RECOMMENDATION:** Staff recommends approval. The proposed amendment to the plan reinforces the development of a strong commercial / retail node that is adjacent and convenient to residential neighborhoods in accordance with the Arena District/Eastside Community Plan goals.

**PLANNING COMMISSION SUPPLEMENTAL INFORMATION:**

Meeting and Public Hearing Date: January 14, 2015

Approval. Resolution Attached

Newspaper Publication Date Public Hearing: December 18, 2014

No. of notices mailed 10 days prior to Public Hearing: 25 to owners of property within 200 feet; 23 to planning team members, and 1 to applicant and 1 to registered neighborhood association.

Registered Neighborhood Association Notified: Denver Heights Neighborhood Association.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** No Associated Zoning Case

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Proposed Zoning: "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with use permitted for Vehicle Sales

Zoning Commission Hearing Date: None