



City of San Antonio

Legislation Details (With Text)

File #: 18-2834

Type: Plan Amendment

In control: City Council A Session

On agenda: 5/17/2018

Title: PLAN AMENDMENT CASE # 18042 (Council District 5): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Neighborhood Commercial” on Lot 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018131 S)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Location Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2018-05-17-0373

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 18042
(Associated Zoning Case Z2018131)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August, 1999

Plan Update History: October, 2005

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Neighborhood Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 28, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Roberto Valle, Jr.

Applicant: Roberto Valle, Jr.

Representative: Roberto Valle, Jr.

Location: 346 Cottonwood Avenue

Legal Description: Lot 1, Block 10, NCB 2840

Total Acreage: .1791

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet:

Applicable Agencies: TxDot

Transportation

Thoroughfare: Interstate 35 Access Road

Existing Character: Collector Street

Proposed Changes: None Known

Thoroughfare: Cottonwood Avenue

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes # 46 and #246 are within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August, 1999

Update History: October, 2005

Plan Goals: Encourage a balance of new development and redevelopment of target areas.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of 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. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex is not permitted in low density residential use. **Permitted Zoning Districts:** (single family, accessory dwellings, Residential Single Family Districts, Neighborhood Preservation Districts)

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor’s office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian’s office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential uses. Parking is encouraged behind buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities. Neighborhood Commercial should be located at the intersections of collectors or higher order streets or where an existing commercial area has been established.

Permitted Zoning Districts: Neighborhood Commercial District, Office Districts (except O-2), Commercial Districts (except C-2&C-3)

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant Lot

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Dwelling

Direction: South

Future Land Use Classification:

Neighborhood Commercial and Low Density Residential

Current Land Use Classification:

Vacant Lot, Single- Family Dwellings

Direction: West

Future Land Use Classification:

Neighborhood Commercial

Current Land Use:

Vacant Lot

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject Property is within a mile of the Downtown Regional Center but not within proximity of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (10-0) recommend Approval.

The request for a change to the South Central San Antonio Community Plan from “Low Density Residential” to “Neighborhood Commercial” will allow for the expansion of parking lot associated with a clinic across the street that will be a future construction project. The request is also supported by the plan’s initiative to encourage a balance of new development and redevelopment of target areas and to balance centralized and dispersed service locations to optimize the delivery of community services.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the South Central San Antonio Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018131

Current Zoning: “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “C-1 S AHOD” Light Commercial Airport Hazard Overlay District with a Specific Use for a Non-Commercial Parking Lot

Zoning Commission Hearing Date: April 3, 2018