



City of San Antonio

Legislation Details (With Text)

File #: 18-4053

Type: Plan Amendment

In control: Planning Commission

On agenda: 6/27/2018

Title: PLAN AMENDMENT CASE # 18070 (Council District 2): A request by Melissa Rodriguez, applicant, to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “General Commercial” on Lot 41, Block 14, NCB 10251, located at 302 Bellinger Street. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018233 CD)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18070
(Associated Zoning Case Z2018233 CD)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 2003

Current Land Use Category: “Medium Density Residential”

Proposed Land Use Category: “General Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 27, 2018

Case Manager: Kayla Leal

Property Owner: Kikai Investments, LLC

Applicant: Project Permitting of TX

Representative: Melissa Rodriguez

Location: 302 Bellinger

Legal Description: Lot 41, Block 14, NCB 10251

Total Acreage: 0.2755

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Coliseum-Willow Park Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Bellinger

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Ferris Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a bus stop (Stop #27299) within walking distance on Martin Luther King Drive along Bus Routes 225, 25, and 26.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 2003

Plan Goals:

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

Comprehensive Land Use Categories

Land Use Category: Medium Density Residential

Description of Land Use Category: Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Land Use Category: General Commercial

Description of Land Use Category: Car washes, minor automobile repair and service, amusement establishments, theaters, arcades, fitness centers, plant nurseries, paint and wall paper stores, gasoline stations with repair service, fix-it shops, community shopping centers, small motels; low to mid rise office buildings; no outdoor storage or display of goods except for outdoor dining

Permitted Zoning Districts: NC, C-1, C-2, O-1

Land Use Overview

Subject Property

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Parking Lot, Vacant Residential

Direction: East

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Used Auto Sales, Vacant Lot

Direction: South

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Gas Station, Bail Bonds Office

Direction: West

Future Land Use Classification:

Medium Density Residential

Current Land Use:

Bar, Vacant Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center nor within ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The request for the Plan Amendment will make the current use of the property consistent with the Plan. The applicant is also requesting to rezone to “C-2 CD” for Auto and Light Truck Repair. The existing “C-2” zoning is located at the corner of Bellinger Avenue and Ferris Avenue, two local streets. The surrounding properties currently consist of commercial zoning and uses.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018233 CD

Current Zoning: "C-2 EP-1" Commercial District Facility Parking/Traffic Control District

Proposed Zoning: "C-2 CD EP-1" Commercial Facility Parking/Traffic Control District with Conditional Use for Auto and Light Truck Repair

Zoning Commission Hearing Date: July 3, 2018