



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-1011  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 1/14/2015

**Title:** PA 15010: A request by Brown and Ortiz, P.C., for approval of a resolution to amend 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 approximately 0.706 acres of land out of Block 20, NCB 1611 and Block 27, NCB 1610 located 1332 South New Braunfels Street from Medium Density Residential land use to Community Commercial land use, in City Council District 2. Staff recommends approval. (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA 15010\_Attachment 1, 2. PA 15010\_Attachment 2, 3. PA 15010\_Resolution

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

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**  
 Plan Amendment PA 15010  
 (Associated Zoning Case Number Z2015070 CD)

**SUMMARY:**  
**Comprehensive Plan Component:** Arena/Eastside District 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  
 This is the first public hearing of this case.

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Dante Lopez and Nestor Lopez

**Applicant/Representative:** Brown and Ortiz, P.C. (by James McKnight)

**Location:** 332 South New Braunfels Avenue

**Total Acreage:** 0.706 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 39

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** South New Braunfels Avenue

**Existing Character:** Primary Arterial, Type B; two lanes each direction with sidewalks both sides

**Proposed Changes:** None known

**Thoroughfare:** Porter Street

**Existing Character:** Local Street, Type B; two lanes in each direction, sidewalk on both sides.

**Proposed Changes:** None known

**Public Transit:** Several VIA bus stops are located immediately across the street from the subject property and on the south side of subject property fronting Porter Street. Bus route 20 operates along New Braunfels Avenue and route 28 operates along Porter Street.

**ISSUE:**

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

**Update History:** December 4, 2008

Goal - Land Use Plan

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

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Automotive Tire shop, Single-Family Homes and vacant land

North

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Carwash, Single-Family Homes

East

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Single-Family Homes

South

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Restaurant and retail center, Pawn Shop

West

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Single-Family Homes

**LAND USE ANALYSIS:** The subject property is located northeast and northwest intersection of New Braunfels Avenue and Porter Street. The Arena District/Eastside Community Plan designates the land use for the subject property as Medium Density Residential land use. 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 classified as Medium Density Residential and is the predominant land use classification. One block north of subject property at the northwest intersection of New Braunfels and Delmar, the Arena District/Eastside Community Plan designates the future land use classification as Neighborhood Commercial.

The applicant is requesting that the land use classification for the subject property be amended to Community Commercial to develop a Vehicle Sales and Repair. 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 New Braunfels Avenue and Porter Street. Although Porter Street is not on the MTP, it is a Local, Type B Street that functions as a collector street. Community Commercial land uses have established the existing commercial node at the intersection. It will not negatively affect any of the surrounding low density residential lots fronting New Braunfels Avenue or Porter Street. The Major Thoroughfare Plan does not encourage residential lots fronting major thoroughfares.

**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 are adjacent and convenient to residential neighborhoods as protect the neighborhood in accordance to the Arena District/Eastside Community Plan goals. In addition, the proposed amendment being along a major thoroughfare and three blocks south of the subject property is suitable for its proposed amended designation to Community Commercial land use

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z201570 CD**

Current Zoning: "C-2 NA CD AHOD", Commercial Nonalcoholic Sales Airport Hazard Overlay District with use permitted for Tire Sales, "C-2 AHOD" Commercial Airport Hazard Overlay District, "RM-4 AHOD" Residential Mix Use Airport Hazard Overlay District, and "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with use permitted for Motor Vehicle Sales {full service}

Zoning Commission Hearing Date: January 20, 2015