



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5650

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 10/25/2017

**Title:** PLAN AMENDMENT CASE # 17089 (Council District 3): A request by Richard Moore for approval of a resolution to amend 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 recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017289)

**Sponsors:**

**Indexes:**

**Code sections:**

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

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 recommends 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