



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1196  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 1/10/2018  
**Title:** PLAN AMENDMENT CASE # 18013 (Council District 3): A request by Michael Arch 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 "Medium Density Residential" to "Community Commercial" on Lot 2 and the east 55 feet of Lot 1, Block 13, NCB 10139, located at 422 Pennystone Avenue. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018051)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 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 18013  
(Associated Zoning Case Z2018051)

**SUMMARY:**

**Comprehensive Plan Component:** Highlands Community Plan

**Plan Adoption Date:** April 4, 2002

**Current Land Use Category:** "Medium Density Residential"

**Proposed Land Use Category:** "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 10, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Michael Arch

**Applicant:** Michael Arch

**Representative:** Michael Arch

**Location:** 422 Pennystone Avenue

**Legal Description:** Lot 2 and the east 55 feet of 1, Block 13, NCB 10139

**Total Acreage:** 2.8696

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Highland Hills Neighborhood Association

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Clark Avenue

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Pennystone Avenue

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 34, 232 and 515 are within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Highlands Community Plan

**Plan Adoption Date:** April 4, 2002

**Plan Goals:** Goal 2: Community Appearance and Neighborhood - Improve the appearance of the community and maintenance of the commercial buildings while preserving the character of the Highlands neighborhoods.

**Comprehensive Land Use Categories**

**Land Use Category:** “Medium Density Residential”

**Description of Land Use Category:** Urban low-density residential uses include single-family houses on individual lots as well as duplexes, and attached and detached accessory dwelling units such as granny flats, garage apartments “echo” (elder cottage housing opportunity) units. Only one accessory dwelling unit is permitted per lot, and should reflect the appearance of the main structure.

**Permitted Zoning Districts:** “R-4”, “R-5”, “R-6”, “NP-8”, “NP-10”, “NP-15”, “R-20”, “RE”, “RM-4”, “RM-5”, and “RM-6”

**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”, “O-1”, “C-1”, and “C-2”

### **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:**

Duplexes

Direction: East

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Duplexes

Direction: South

**Future Land Use Classification:**

“Medium Density Residential” and “Community Commercial”

**Current Land Use Classification:**

Duplexes, Post Office

Direction: West

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use:**

Insurance Agency

### **FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The subject property is not within a Regional Center or within a ½ of a mile of a Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Medium Density Residential” to “Community Commercial” is requested in order to rezone the property from “RM-4” Mixed Residential District and “MF-33 S” Multi-

Family District with a Specific Use Authorization for a Daycare Center to “C-2” Commercial District to allow for a Mini-Storage Facility. The proposed land use of “Community Commercial” would encroach into an established residential neighborhood. The land use is not consistent with the following goals and objectives of the Highland Community Plan:

- Goal 2: Community Appearance and Neighborhood Character - Improve the appearance of the community and maintenance of the commercial buildings while preserving the character of the Highlands neighborhoods.
- Objective 2.3: Community Appearance and Aesthetics - Improve the physical appearance and landscaping of the business districts and neighborhoods to enhance the pedestrian environment, add to the value of the area, and maintain the character of the Highlands neighborhoods.
- Goal 4: Housing Appearance and Character - Improve the quality, appearance and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.

**ALTERNATIVES:**

1. Recommend Approval of the proposed amendment to the Highland Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018051**

Current Zoning: “RM-4 AHOD” Mixed Residential Airport Hazard Overlay District and “MF-33 S AHOD” Multi-Family Airport Hazard Overlay District with a Specific Use Authorization for a Daycare Center

Proposed Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: January 16, 2018