



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5094

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/13/2017

**Title:** PLAN AMENDMENT CASE # 17073 (Council District 2): A request by Cesar A. Silva for approval of a resolution to amend the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” and “Neighborhood Commercial” to “Community Commercial” on 0.1387 acres out of NCB 1205, located at 500 Block of Runnels Avenue. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, [angela.cardona@sanantonio.gov](mailto:angela.cardona@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017245)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. PA 17073 Aerial, 3. PC Resolution\_PA 17073

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 17073  
(Associated Zoning Case Z2017245)

**SUMMARY:**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** September 20, 2001

**Current Land Use Category:** “Medium Density Residential” and “Neighborhood Commercial”

**Proposed Land Use Category:** “Community Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 13, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Bexar County Hospital District

**Applicant:** Intelligent Engineering Services, LLP

**Representative:** Cesar A. Silva

**Location:** 500 Block of Runnels Avenue

**Legal Description:** 0.1387 acres out of NCB 1205

**Total Acreage:** 0.1387 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** Runnels Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Locke Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Dignowity Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** The VIA bus routes #22, #222 and #515 are within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** September 20, 2001

**Plan Goals:** To redevelop and revitalize the neighborhood

**Comprehensive Land Use Categories**

**Land Use Category:** Medium-Density Residential

**Description of Land Use Category:** Medium Density Residential includes a variety of detached or attached dwellings, including single-family homes, townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities in Medium Density Residential should not exceed 18 dwelling units per acre. This form of development should be located along collectors, or residential roads, and can serve as a buffer between low density residential and more intense land uses like commercial. This classification includes certain non-residential uses such as schools, religious assemblies, parks and community centers that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-18

**Land Use Category:** Neighborhood Commercial

**Description of Land Use Category:** Neighborhood Commercial includes low to moderate intensity, small scale retail, office or service uses serving the neighborhood area 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 the intersections of residential streets, within established commercial areas, along collectors, and within walking distance of residential areas. Neighborhood Commercial can serve as an appropriate buffer between an arterial or collector and Low Density Residential uses. Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Pedestrian amenities are strongly encouraged.

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

**Land Use Category:** Community Commercial

**Description of Land Use Category:** Community Commercial provides for medium intensity land use that draws its customer base from two or more neighborhoods. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial uses should be located along arterials or higher order roadways near intersections, or in established commercial areas. Community Commercial is an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage, is strongly recommended, as are pedestrian amenities. Shared access is required.

A commercial retrofit pattern, a type of infill development, is allowed by right in commercial zoning districts. This type of infill development could transform surface parking lots into a town center with a mix of office, residential and commercial uses.

**Permitted Zoning Districts:** NC, C-1, C-2, C-2P, O-1, O-1.5, MXD, TOD

### Land Use Overview

Subject Property

**Future Land Use Classification:**

Medium Density Residential and Neighborhood Commercial

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Multi-Family Dwellings

Direction: East

**Future Land Use Classification:**

High Density Residential

**Current Land Use Classification:**

Single-Family Residences and Vacant Lot

Direction: South

**Future Land Use Classification:**

Parks/Open Space and Public Institutional

**Current Land Use Classification:**

Woodward Park

Direction: West

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use:**

Single-Family Residential

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center but is within a half mile of the New Braunfels Avenue Premium Transit Corridor.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The property is currently being developed to include this portion with the property to the east rezoned earlier this year for a medical clinic that will provide a various services to the surrounding community and is supported by the Government Hill Neighborhood Plan to redevelop and revitalize neighborhoods. This is part of a right-of way that is being vacated and replatted into the larger property to the east. The “Community Commercial,” will be consistent with the adjacent property and land use. Additionally, the proposed “Community Commercial” will allow for an added buffer to the adjacent residential uses.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Government Hill Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017245**

Current Zoning: “MF-33 EP-1” Multi-Family Facility Parking/Traffic Control District

Proposed Zoning: “C-2 EP-1” Commercial Facility Parking/Traffic Control District

Zoning Commission Hearing Date: September 19, 2017