



City of San Antonio

Legislation Details (With Text)

File #: 17-4227

Type: Plan Amendment

In control: Planning Commission

On agenda: 7/26/2017

Title: PLAN AMENDMENT CASE # 17059 (Council District 2): A request by Tony Gradney 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 "Community Commercial" on 0.254 acres out of NCB 652, located at 915 South Hackberry Street. Staff recommends Approval. (Kayla Leal, Planner (210)-207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017197)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Aerial Map, 3. PC Resolution - PA 17059

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 17059
(Associated Zoning Case Z2017197)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 2003

Plan Update History: None

Current Land Use Category: Medium Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 26, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Tony Gradney

Applicant: Tony Gradney

Representative: Dillard Architect Group

Location: 915 South Hackberry Street

Legal Description: 0.254 acres out of NCB 652

Total Acreage: 0.254

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: South Hackberry Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: East Cesar Chavez Boulevard

Existing Character: Primary Arterial Type B

Proposed Changes: None known

Public Transit: There is a bus stop (Stop #35177) directly in front of the subject property. Multiple bus routes run through this bus stop including Route 230 Rigsby/Porter, Route 30 Rigsby, and Route 28 Porter. There are a couple of other bus routes that are within a short walk down the street.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 2003

Update History: None

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: 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.

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

Comprehensive Land Use Categories

Land Use Category: Community Commercial

Description of Land Use Category: 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.

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: Vacant Building/Parking Lot

Direction: North

Future Land Use Classification: Medium Density Residential, Neighborhood Commercial

Current Land Use: Parking Lot, Single-Family Residential, Vacant Lot

Direction: East

Future Land Use Classification: Medium Density Residential

Current Land Use: Duplexes, Vacant Lots, Office

Direction: South

Future Land Use Classification: Medium Density Residential

Current Land Use: Parking Lot, Restaurant

Direction: West

Future Land Use Classification: Medium Density Residential

Current Land Use: Vacant Commercial Building, Single-Family Residential

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center.

The subject property is not located within a Premium Transit Corridor.

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.

STAFF ANALYSIS AND RECOMMENDATION: Staff recommends Approval.

The subject property is designated and surrounded by “Medium Density Residential.” However, it is the location of the subject property that makes the land use designation “Community Commercial” appropriate for the area. It is on a corner lot facing a Primary and Secondary Arterial on either side. Additionally, a restaurant has also been located on the property and is currently vacant. The applicant is requesting this plan amendment in order to revitalize the vacant building as a new restaurant without Restrictive Alcohol Sales. Establishing this land use designation in response to the existent land use supports Goal 2.1 of the Arena District/Eastside Community Plan, which encourages retailers in the area to serve the surrounding market to the greatest extent possible.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017197

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

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

Zoning Commission Hearing Date: August 1, 2017