



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5420

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/26/2018

**Title:** PLAN AMENDMENT CASE # 18088 (Council District 2): A request by Ian Cochran, applicant, for approval of a resolution 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 “General Commercial” on Lots 1-6, Block 26, NCB 1621, located at 1401 South New Braunfels. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018316)

**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:** 2

**SUBJECT:**

Plan Amendment 18088  
(Associated Zoning Case Z2018316)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December 2003

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 26, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Willis Cay, LLC

**Applicant:** Ian Cochran

**Location:** 1401 South New Braunfels

**Legal Description:** Lots 1-6, Block 26, NCB 1621

**Total Acreage:** 0.5165

**Notices Mailed**

**Owners of Property within 200 feet:** 27

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

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** South New Braunfels Avenue

**Existing Character:** Primary Arterial Type B

**Proposed Changes:** None known

**Thoroughfare:** Porter Street

**Existing Character:** Collector

**Proposed Changes:** None known

**Public Transit:** There are multiple bus stops within walking distance on both South New Braunfels Avenue and Porter Street along Bus Route 28 and 20.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December 2003

**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:** Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes

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

**Land Use Category:** General Commercial

**Description of Land Use Category:** Car washes, minor automobile repair and service, amusement establishments, theaters, arcades, fitness centers, plant nurseries, paint and wall paper stores, gasoline stations with repair service, fix-it shops, community shopping centers, small motels; low to mid rise office buildings; no outdoor storage or display of goods except for outdoor dining

**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 Classification:**

Vacant Commercial Building

Direction: North

**Future Land Use Classification:**

“Community Commercial” and “Medium Density Residential”

**Current Land Use Classification:**

Parking Lot, Duplex, Quadplex, Auto Repair Shop

Direction: East

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Restaurant, Parking Lot, Single-Family Dwelling

Direction: South

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Single-Family Residential

Direction: West

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use:**

Single-Family Residential

**FISCAL IMPACT:**

None known.

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

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

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The requested Plan Amendment from “Medium Density Residential” to “General Commercial” is to allow the renovation of a vacant and dilapidating commercial structure. The structure sits toward the corner of the property and has ample room for parking in the rear. With the layout of the building and its location on the corner of South New Braunfels Avenue, a primary arterial, and Porter Street, a collector street, the requested plan amendment is appropriate. Commercial uses should front primary arterials and not encroach into an established neighborhood. The request is consistent with other “General Commercial” and corner uses in the immediate vicinity and does not pose likely adverse effects on the surrounding area.

**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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018316**

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

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

Zoning Commission Hearing Date: October 2, 2018