



# City of San Antonio

## Agenda Memorandum

**File Number:** 16-1120

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**Agenda Item Number:** P-2.

**Agenda Date:** 1/28/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 15059  
(Associated Zoning Case Z2015225)

**SUMMARY:**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 19, 1999

**Plan Update History:** October 26, 2005

**Current Land Use Category:** Low-Density Residential

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 8, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** John R. Cermin

**Applicant:** Thomas Flores

**Representative:** Thomas Flores

**Location:** Approximately 0.826 acres of land out of a portion of Lot 8, all of Lot 9, and a portion of Lot 10, Block 5, NCB 7582, located at 218 Betty Jean Street.

**Total Acreage:** 0.826

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** Highland Hills/Hot Wells

**Planning Team:** 15

**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** Betty Jean Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** S New Braunfels Avenue

**Existing Character:** Primary Arterial Type B 70'- 120'

**Proposed Changes:** None

**Public Transit:** There is a VIA bus stop located at the intersection of S. New Braunfels Avenue and Betty Jean Street along bus route 20.

### **ISSUE:**

**Plan Adoption Date:** August 19, 1999

**Update History:** October 26, 2005

### **Neighborhood Development/Environment**

Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.

Objective 1 - Economic Development: Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.

### **Comprehensive Land Use Categories**

**Low-Density Residential:** Low density residential is composed of single-family houses on individual lots.

Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character.

**Permitted Zoning Districts:** Residential Single-Family Districts, Neighborhood Preservation Districts

### **Comprehensive Land Use Categories**

**Community Commercial:** Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

**Permitted Zoning Districts:** Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)

### **Land Use Overview**

Subject Property

Future Land Use Classification: Low-Density Residential

Current Use Classification: Single-Family Residence

Direction: North

Future Land Use Classification: Low-Density Residential

Current Use: Single-Family Residence

Direction: East

Future Land Use Classification: Low-Density Residential  
Current Use: Single-Family Residences, Multi-Family Residences

Direction: South  
Future Land Use Classification: Medium-Density Residential  
Current Use: Multi-Family Residences

Direction: West  
Future Land Use Classification: Low-Density Residential  
Current Use: Commercial uses, Single-Family Residences

**Land Use Analysis**

The applicant requests this Plan Amendment to Community Commercial in order to sell the property as commercial property instead of residential. There is currently a single-family residence on the property. The subject property is located along Betty Jean Street which has a mix of land uses, including commercial, single-family, and multi-family uses. The subject property is located next to South New Braunfels Avenue, which is four lane major thoroughfare, and would be better suited with a commercial classification which is consistent with the C-2 and C-3 zoning directly across the street. In order to accommodate future commercial development the applicant has requested an associated rezoning from MF-33 to C-2. The requested C-2 zoning is not permitted in the current land use Low-Density Residential, but is permitted in the requested Community Commercial. The Community Commercial designation supports the South Central San Antonio Community Plan objectives of developing and enhancing the community’s commercial corridors and creating a healthy environment for families and businesses.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the South Central San Antonio Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The Community Commercial land use designation is compatible with the South Central San Antonio Community Plan and the existing development pattern and will allow the applicant to seek the requested “C-2” zoning district. The proposed amendment to Community Commercial land use classification meets the goals of the South Central San Antonio Community Plan by enhancing the community’s commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.

**PLANNING COMMISSION RECOMMENDATION:** Approval (8-0).

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2015225

Current Zoning: “MF-33 AHOD” Multi-Family Residential Airport Hazard Overlay District  
Proposed Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District  
Zoning Commission Hearing Date: July 21, 2015  
Zoning Commission Recommendation: Denial (8-0).