



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-2291

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**Agenda Item Number:** P-3.

**Agenda Date:** 4/20/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 17026

(Associated Zoning Case Z2017076)

**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:** March 8, 2017

**Case Manager:** Erica Greene, Planner

**Property Owner:** K& R Howe Corp

**Applicant:** Sam Gerrish

**Representative:** Sam Gerrish

**Location:** 800 Block of Hot Wells Boulevard

**Legal Description:** 0.83 acres out of NCB 10937

**Total Acreage:** 0.83 acres

## **Notices Mailed**

**Owners of Property within 200 feet:** 16

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

**Applicable Agencies:** None

## **Transportation**

**Thoroughfare:** Hot Wells

**Existing Character:** Local Street

**Proposed Changes:** None

## **Public Transit:**

The nearest VIA bus route is #54 within walking distance of the subject property.

## **ISSUE:**

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

**Update History:** None

Goal 1: Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

## **Comprehensive Land Use Categories**

**Medium Density Residential:** 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.

### **Example Zoning Districts:**

RM-4, RM-5, RM-6, R-3, R-4, R-5, R-6, R-20

## **Comprehensive Land Use Categories**

**Community Commercial:** 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.

### **Example Zoning Districts:**

NC, C-1, O-1, C-2P, C-2

## **Land Use Overview**

Subject Property

### **Future Land Use Classification**

Medium Density Residential

### **Current Use**

Vacant Lot

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Residential Single-Family

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Residential Single-Family

South

**Future Land Use Classification**

Regional Commercial

**Current Use**

Parking Lot

West

**Future Land Use Classification**

Low Density Residential

**Current Use**

Fire Station

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change to allow for an office building on the subject property. The properties that are located around the subject property include a fire station, residences, and a parking lot. The proposed amendment to Community Commercial will not significantly alter the land use pattern and character of the immediate area. The Community Commercial supports the Highlands Community Plan goal to improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends Approval. The proposed amendment to Community Commercial land use will not significantly alter the land use pattern or character of the immediate area. The proposed change is compatible with the existing pattern of development.

**PLANNING COMMISSION RECOMMENDATION:** Approval (9-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017076**

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: March 21, 2017