



City of San Antonio

Agenda Memorandum

File Number: 17-5094

Agenda Item Number: 14.

Agenda Date: 9/13/2017

In Control: Planning Commission

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