



# City of San Antonio

## Agenda Memorandum

**File Number:** 18-2046

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**Agenda Item Number:** 8.

**Agenda Date:** 2/28/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 18027

(Associated Zoning Case Z2018100 CD)

**SUMMARY:**

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

**Plan Adoption Date:** December 4, 2003

**Current Land Use Category:** "Medium Density Residential"

**Proposed Land Use Category:** "General Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 28, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Angel Payran Tenorio

**Applicant:** Miguel Angel Payran Hernandez

**Representative:** Rosy Ariel Payran Hernandez

**Location:** 1430 South New Braunfels Avenue

**Legal Description:** the south 91.1 feet of Lots 27, 28, 29, 30, 31, and 32, Block 21, NCB 1620

**Total Acreage:** 0.3137

**Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:**

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** South New Braunfels Avenue

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Denver Boulevard

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 20, 28, and 230 are within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** December 4, 2003

**Plan Goals:** Goal 4.4 - Develop mixed uses along New Braunfels to supplement existing commercial core at Commerce and New Braunfels

**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”, “R-6”, “RM-4”, “RM-5” and “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” and “O-1”

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Food, Mobile Vending (Base Operations)

Direction: North

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Commercial Building

Direction: East

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Single-Family Residence

Direction: South

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Gas Station

Direction: West

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use:**

Single-Family Residence

**FISCAL IMPACT:**

None.

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

The property is not within a Regional Center. The property is within a ½ of a mile of the New Braunfels Avenue Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Medium Density Residential” to “General Commercial” is requested in order to rezone the property from “C-2 AHOD” Commercial Airport Hazard Overlay District to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Food, Mobile Vending (Base Operations). All of the surrounding properties carry the future land use of “Medium Density Residential”. The location of the property along a primary arterial and the prevalence of other commercial uses along South New Braunfels Avenue make the requested future land use of “General Commercial” appropriate.

Relevant Goals and Principles of the Arena District/Eastside Community Plan:

- 2.1 - Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
- 4.4 Develop mixed uses along New Braunfels to supplement existing commercial core at Commerce and New Braunfels

**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: Z2018100 CD**

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

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Food, Mobile Vending (Base Operations)

Zoning Commission Hearing Date: March 6, 2018