



City of San Antonio

Agenda Memorandum

File Number: 18-4623

Agenda Item Number: P-2.

Agenda Date: 9/20/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18070

(Associated Zoning Case Z2018233 CD)

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: July 25, 2018. This case is continued from the June 27, 2018 and July 11, 2018 hearings.

Case Manager: Kayla Leal

Property Owner: Kikai Investments, LLC

Applicant: Project Permitting of TX

Representative: Melissa Rodriguez

Location: 302 Bellinger

Legal Description: Lot 41, Block 14, NCB 10251

Total Acreage: 0.2755

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Coliseum-Willow Park Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Bellinger

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Ferris Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a bus stop (Stop #27299) within walking distance on Martin Luther King Drive along Bus Routes 225, 25, and 26.

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 Lot

Direction: North

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Parking Lot, Vacant Residential

Direction: East

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Used Auto Sales, Vacant Lot

Direction: South

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Gas Station, Bail Bonds Office

Direction: West

Future Land Use Classification:

Medium Density Residential

Current Land Use:

Bar, Vacant Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center nor within ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (5-3) recommend Approval.

The request for the Plan Amendment will make the current use of the property consistent with the Plan. The applicant is also requesting to rezone to “C-2 CD” for Auto and Light Truck Repair. The existing “C-2” zoning is located at the corner of Bellinger Avenue and Ferris Avenue, two local streets. The surrounding properties currently consist of commercial zoning and uses.

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: Z2018233 CD

Current Zoning: “C-2 EP-1” Commercial District Facility Parking/Traffic Control District

Proposed Zoning: "C-2 CD EP-1" Commercial Facility Parking/Traffic Control District with Conditional Use for Auto and Light Truck Repair

Zoning Commission Hearing Date: July 3, 2018