



City of San Antonio

Agenda Memorandum

File Number: 15-1293

Agenda Item Number: P-3

Agenda Date: 2/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA 15009 (No Associated Zoning Case)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Plan Update History: December 4, 2008

Current Land Use Category: Medium Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 14, 2015

Case Manager: Ernest Brown, Planner

Property Owner/Applicant/ Representative: Jose Alfred Cubillos

Location: 1222 South Hackberry Street

Total Acreage: 0.215 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Hackberry Street

Existing Character: Secondary Arterial, Type B; two lane in each direction with sidewalks both sides

Proposed Changes: None known

Public Transit: Several VIA bus stops are located in the same block as the subject property is served by route 28 and 230.

ISSUE:

Plan Adoption Date: December 4, 2003

Update History: December 4, 2008

Goal - Land Use Plan

Retail nodes are reinforced at cross streets to continue the legacy of neighborhood shopping destinations. Develop commercial / retail nodes that are adjacent and convenient to residential neighborhoods.

Comprehensive Land Use Categories

MEDIUM DENSITY RESIDENTIAL: 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. (single family, accessory dwellings, cottage houses duplexes, triplexes, fourplexes, townhomes)

Example Zoning Districts

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

Comprehensive Land Use Categories

COMMUNITY COMMERCIAL: Community Commercial development includes medium to high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

Example Zoning Districts

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

Land Use Overview

Subject Property

Future Land Use Classification

Medium Density Residential

Current Use

Vacant lot used for Vehicle Storage

North

Future Land Use Classification

Medium Density Residential

Current Use

Vacant lot

East

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Homes

South

Future Land Use Classification

Medium Density Residential

Current Use

Convenience Store with Gas and Single-Family Home

West

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Homes, Vacant lot, Auto Repair and Convenience Store with Gas

LAND USE ANALYSIS: The subject property is located between Florida Street to the north and approximately one lot from the intersection of Aransas Avenue and South Hackberry Street to the South. The Medium Density Residential land use classification includes small lot single-family developments, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. The Medium Density Residential land use classification 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 uses being located at the edges of the neighborhood. Existing surrounding land uses are all classified as Medium Density Residential and is the predominant land use classification.

The applicant is requesting that the land use classification for the subject property be amended to Community Commercial to develop an auto sales lot. The Arena District/Eastside Community Plan future land use designation of Community Commercial development includes medium to high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. The proposed Community Commercial will be consistent with the existing use of the property and the established commercial node formed at the intersection of South Hackberry Street and Aransas Avenue. It will not negatively affect any of the surrounding low density residential lots fronting South Hackberry.

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.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The proposed amendment to the plan reinforces the development of a strong commercial / retail node that is adjacent and convenient to residential neighborhoods in accordance with the Arena District/Eastside Community Plan goals.

PLANNING COMMISSION SUPPLEMENTAL INFORMATION:

Meeting and Public Hearing Date: January 14, 2015

Approval. Resolution Attached

Newspaper Publication Date Public Hearing: December 18, 2014

No. of notices mailed 10 days prior to Public Hearing: 25 to owners of property within 200 feet; 23 to planning team members, and 1 to applicant and 1 to registered neighborhood association.

Registered Neighborhood Association Notified: Denver Heights Neighborhood Association.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: No Associated Zoning Case

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Proposed Zoning: "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with use permitted for Vehicle Sales

Zoning Commission Hearing Date: None