



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4688

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/14/2016

**Title:** PLAN AMENDMENT # 16065 (Council District 3): A request by Melanie Chaney, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.51 acres out of NCB 10938, located at 734 Hot Wells Boulevard from "Low Density Residential" to "Community Commercial". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department) (Associated Zoning Case Z2016224)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PC Resolution PA 16065

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 16065  
(Associated Zoning Case Z2016224)

**SUMMARY:**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 19, 1999

**Current Land Use Category:** Low Density Residential

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 20, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** John and Melanie Chaney

**Applicant:** Melanie Chaney

**Representative:** Melanie Chaney

**Location:** 734 Hot Wells Boulevard

**Legal Description:** 0.51 acres out of NCB 10938

**Total Acreage:** 0.51 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Highland Hills Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Hot Wells Boulevard

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

The nearest VIA bus routes is #8 within walking distance of the subject property.

**ISSUE:**

**Plan Adoption Date:** August 19, 1999

**Update History:** October 26, 2005

Goal: Encourage a balance of new development and redevelopment of target areas.

**Comprehensive Land Use Categories**

**Low Density Residential:** Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex is not permitted in low density residential use.

**Example Zoning Districts:**

Residential Single Family Districts, Neighborhood Preservation Districts

**Comprehensive Land Use Categories**

**Community Commercial:** Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the

exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Community Commercial should be located at nodes at major the intersections of arterials or higher order streets or where an existing commercial area has been established.

**Example Zoning Districts:**

Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residence

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Commercial Building

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

South

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

West

**Future Land Use Classification**

Low Density Residential/ Community Commercial

**Current Use**

Single-Family Residences/Commercial Building

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change to allow for light commercial uses on the subject property. The properties that are located around the subject property include several commercial properties that the applicant owns. The proposed amendment to Community Commercial will not significantly alter the land use pattern and character of the immediate area. The Community Commercial land use supports the South Central San Antonio Community Plan purpose to encourage a balance of new development and redevelopment of target areas.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the South Central San Antonio 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 use land use will not significantly alter the land use pattern or character of the immediate area.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016224**

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

Zoning Commission Hearing Date: September 20, 2016