



City of San Antonio

Legislation Details (With Text)

File #: 17-1479
Type: Plan Amendment
In control: Planning Commission
On agenda: 2/22/2017
Title: (Continued from 01/25/17) PLAN AMENDMENT # 17014 (Council District 3): A request by Brown & Ortiz, for approval of a resolution to amend the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low-Density Residential" to "Community Commercial" on 1.6142 acres out of NCB 3819 and NCB 3815 and to "Neighborhood Commercial" on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017049)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Aerial Map, 2. Adopted and Proposed LU Maps, 3. PA 17014 Draft Resolution

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 17014
(Associated Zoning Case Z2017049)

SUMMARY:

Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Community Commercial and Neighborhood Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 22, 2017. This case was continued from the January 25, 2017 Planning Commission hearing.

Case Manager: Nyliah Acosta, Planner

Property Owner: Bryan and Susan Hackney

Applicant: Max Alley Real Estate Services, LLC

Representative: Brown & Ortiz, PC

Location: 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street

Legal Description: 1.6968 acres out of NCB 3819 and NCB 3815

Total Acreage: 1.6968

Notices Mailed

Owners of Property within 200 feet: 53

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: Department of Planning and Community Development

Transportation

Thoroughfare: Channing Avenue

Existing Character: Local Road.

Proposed Changes: None Known.

Thoroughfare: South Gevers Street

Existing Character: Local Road.

Proposed Changes: None Known.

Public Transit:

VIA route 515 is approximately three blocks south of the subject property.

ISSUE:

Plan Adoption Date: April 4, 2002

Update History: December 6, 2007

Goal 1: Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

Goal 1.4: Ensure new and existing businesses conform appropriately to the scale, design and character of the community, enhancing it aesthetically whenever possible.

Comprehensive Land Use Categories

Low Density Residential: Low-density residential uses include single-family houses on individual lots. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Example Zoning Districts:

R3, R4, R5, R6, R20

Comprehensive Land Use Categories

Community Commercial: Community Commercial development includes moderate-intensity convenience retail or service uses, generally serving the area community. These uses depend on a greater volume of vehicular traffic. Drive-through establishments are permitted. A mix of uses in the same building or

development is allowed. Community Commercial uses are typically located at nodes on arterials at major intersections. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks, shade trees in parking lots, landscaping on planting strips between parking lot and streets, and well-designed monument signage (no large pole signs). Shared parking is encouraged in order to minimize impervious cover. Community commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Appropriate buffering is required if this use abuts a residential use.

Example Zoning Districts:

NC, C1, O1, C2P, C2

Comprehensive Land Use Categories

Neighborhood Commercial: Neighborhood Commercial includes small offices and shop-front retail establishments that can be served by pedestrian access, generally less than 5000 square feet. No drive-through establishments are permissible. Residential uses can be in the same building with retail and office uses. This includes small apartment buildings and townhouses. Live/work units and residential units above retail are encouraged. Uses are in scale with the surrounding residential development. Community green areas with benches, trees and landscaping; small plazas; and public gathering spaces are encouraged as part of the neighborhood commercial area. Buildings should have windows on the ground level. Parking areas should be located behind the buildings. Service entrances and/or yards are screened from residential areas and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. All off street parking and vehicle use areas adjacent to residential uses require buffer landscaping and lighting and signage controls.

Example Zoning Districts:

NC, C1, O1

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lots

North

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residence, Multi-Family and a Church

East

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lots

South

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences and Multi-Family

West

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences and Commercial

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to construct a Family Dollar. The subject property is located within a neighborhood and ¼ of a mile from a premium transit corridor. The surrounding area also has various small scale commercial uses and therefore the proposed Community Commercial and Neighborhood Commercial classification are appropriate land use classifications. The proposed land use is also supported in the Highlands Community Plan to ensure that high quality and appropriate business' are being brought to the area.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF P8: Continue to focus revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers, and transit corridors.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

The request is generally consistent with guiding principles of the Comprehensive Plan. The plan calls for a mix of uses to be developed along and near transit corridors. However, the development should avoid negatively affecting adjacent residential land uses by employing appropriate buffers and landscaping.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Highlands Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends Approval. This project will transform the vacant lots in to an appropriately scaled commercial business that will service the neighborhood while preserving the character of the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017049

Current Zoning: "R-6 AHOD" Single-Family Residential Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District

Zoning Commission Hearing Date: February 7, 2017