



City of San Antonio

Legislation Details (With Text)

File #: 17-1937
Type: Plan Amendment
In control: City Council A Session
On agenda: 4/6/2017
Title: PLAN AMENDMENT # 17019 (Council District 2): An Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" to "Community Commercial" on Lots 1-16, Block 9, NCB 1206, located at 601 Runnels Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017062)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. Adopted and Proposed LU Maps, 3. Planning Commission Resolution, 4. Draft Ordinance.pdf, 5. Ordinance 2017-04-06-0215

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 17019
(Associated Zoning Case Z2017062)

SUMMARY:

Comprehensive Plan Component: Government Hill Neighborhood Plan

Plan Adoption Date: September 20, 2001

Current Land Use Category: High Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 22, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Bexar County Hospital District

Applicant: University Health System

Representative: Cesar Silva, Director of Facilities at University Health System

Location: 601 Runnels Avenue

Legal Description: Lots 1-16, Block 9, NCB 1206

Total Acreage: 1.92

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Government Hill Alliance Neighborhood Association

Applicable Agencies: Parks

Transportation

Thoroughfare: Runnels Avenue

Existing Character: Local Road.

Proposed Changes: None Known.

Thoroughfare: Locke Street

Existing Character: Local Road.

Proposed Changes: None Known.

Thoroughfare: Dignowity Avenue

Existing Character: Local Road.

Proposed Changes: None Know.

Public Transit:

VIA route 22 is directly across the street from the subject property on Runnels Avenue.

ISSUE:

Plan Adoption Date: September 20, 2001

Update History: November 4, 2010

Goal: Redevelop and revitalize the neighborhood.

Comprehensive Land Use Categories

High Density Residential: High Density Residential development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include Low Density and Medium Density residential uses. High Density residential uses generally exceed 18 dwelling units per acre. This form of development should be located along collectors, arterials, or highways. It can function as a compatible transition between Medium and Low Density residential and higher intensity commercial uses. This classification can include certain non-residential uses such as schools, religious assemblies, parks and community centers that are centrally located for convenient neighborhood access. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

Example Zoning Districts:

R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50

Comprehensive Land Use Categories

Community Commercial: Community Commercial provides for medium intensity land use that draws its customer base from two or more neighborhoods. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial uses should be located along arterials or higher order roadways near intersections, or in established commercial areas. Community Commercial is an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage, is strongly recommended, as are pedestrian amenities. Shared access is required.

A commercial retrofit pattern, a type of infill development, is allowed by right in commercial zoning districts. This type of infill development could transform surface parking lots into a town center with a mix of office, residential and commercial uses.

Example Zoning Districts:

NC, C-1, C-2, C-2P, O-1, O-1.5, MXD, TOD,

Land Use Overview

Subject Property

Future Land Use Classification

High Density Residential

Current Use

Vacant Lot

North

Future Land Use Classification

Community Commercial

Current Use

Multi-Family Dwellings

East

Future Land Use Classification

High Density Residential

Current Use

Single-Family Residences and Vacant Lot

South

Future Land Use Classification

Parks/Open Space

Current Use

Woodard Park

West

Future Land Use Classification

Medium Density Residential, Neighborhood Commercial, and Public/Institutional

Current Use

Single-Family Residences and Vacant Lots

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to construct a medical clinic on the subject property. The proposed Community Commercial land use classification is an appropriate land

use, because by definition Community Commercial is intended to draw in customers from two or more neighborhoods. The subject property is within close proximity to the intersection of I-35, a major thoroughfare and secondary arterial North Walters. The subject property is also on a large block that is surrounded by multi-family and single-family uses. A medical clinic will provide various services to the surrounding communities and is supported by the Government Hill Neighborhood Plan to redevelop and revitalize neighborhoods.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The property is currently vacant, and the proposed Community Commercial will allow for the proposed development to provide services to surrounding communities.

PLANNING COMMISSION RECOMMENDATION: Approval (9-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017062

Current Zoning: "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control District

Proposed Zoning: "C-2 EP-1" Commercial Facility Parking/Traffic Control District

Zoning Commission Hearing Date: March 7, 2017