



City of San Antonio

Legislation Details (With Text)

File #: 17-5845

Type: Plan Amendment

In control: City Council A Session

On agenda: 11/2/2017

Title: PLAN AMENDMENT CASE # 17082 (Council District 2): An Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Regional Commercial" on Lot 28, NCB 3895, located at 103 Denver Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017268)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2017-11-02-0862

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 17082
(Associated Zoning Case Z2017268)

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: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 27, 2017

Case Manager: Kayla Leal, Planner

Property Owner: 141 Danube, LLC

Applicant: Raul Ortiz

Representative: Maricruz Cardenas

Location: 103 Denver Boulevard

Legal Description: Lot 28, NCB 3895

Total Acreage: 0.1301

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Denver Boulevard

Existing Character: Minor

Proposed Changes: None known

Thoroughfare: South Cherry Street

Existing Character: Collector

Proposed Changes: None known

Public Transit: There is a bus stop (Stop #34899) directly in front of the property on Denver Boulevard along Bus Route 32. There are two (2) other bus routes (Routes 28 and 30) which run along South Hackberry Street nearby east of the property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 2003

Update History: None

Plan Goals:

1.3 - New retail, medical office, and business services space - an opportunity for up to 200,000 sq. feet of new space

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: Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, four-plexes, 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.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

Land Use Category: Regional Commercial

Description of Land Use Category: Regional Commercial development includes high-density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined 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. Where it is possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Pad sites between the primary use and the street frontage may be incorporated into the site design. Regional Commercial includes automobile sales, major automobile repair, mini-warehouses, wholesale, “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, and mid to high rise office buildings.

Permitted Zoning Districts: NC, C-1, C-2, C-3, O-1, O-2

Land Use Overview

Subject Property

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Vacant building

Direction: North

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Single-Family Residential

Direction: East

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Vacant Lot, Retail

Direction: South

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Thrift Store, Single-Family Residential

Direction: West

Future Land Use Classification:

Mixed Use

Current Land Use:

Vacant Building, Vacant Lot

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center.

The property is not located within a half (½)-mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

There is a vacant building currently existing on the property. The applicant is requesting a plan amendment in order to renovate the current structure and open a bar. Additionally, the land use designation is not consistent with the current zoning, which is "C-3R." It is presently designated as "Medium Density Residential," and "C-3" zoning is permitted in the "Regional Commercial" land use designation. The request is in accordance with Plan Goal 2.1 because it is establishing a land use pattern that is responsive to the existing context of the surrounding area. Across South Cherry Street there is a large area that is designated as "Mixed Use" for a development that includes permitted uses in "C-2" Commercial, Multi-Family Residential, Bar, Micro-Brewery, Beer Garden, and Hotel. The plan amendment request will complement the nearby land use. The plan amendment will create consistency between the zoning and land use designation and will allow the renovation and occupancy of a building that is currently dilapidated.

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: Z2017268

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: October 3, 2017