



City of San Antonio

Legislation Details (With Text)

File #: 18-2584
Type: Plan Amendment
In control: Planning Commission
On agenda: 3/28/2018
Title: (Continued from 03/14/18) PLAN AMENDMENT CASE # 18036 (Council District 3): A request by Nilkantheri Limited Partnership for approval of a resolution to amend the South Central San Antonio Community Plan, by changing the future land use from "Low Density Residential" to "Regional Commercial" on Lot 5 and Lot 32, Block 6, NCB 10938, located at 740 Hot Wells Boulevard. Staff recommends Denial with an Alternate Recommendation. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018119)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Proposed Land Use Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 18036
(Associated Zoning Case Z2018119)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: October 26, 2005

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 28, 2018. This case is continued from the March 14, 2018 Planning hearing.

Case Manager: Marco Hinojosa, Planner

Property Owner: Nilkantheri Limited Partnership

Applicant: Eric L. Davis Engineering Inc.

Representative: Charles Campbell

Location: 740 Hot Wells Blvd

Legal Description: Lot 5 and Lot 32, Block 6, NCB 10938

Total Acreage: 1.425

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: TxDOT

Transportation

Thoroughfare: Hot Wells Blvd

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus route is not within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: October 26, 2005

Plan Goals:

- Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.
- Encourage the rehabilitation of existing homes and the construction of new housing.
- Create a healthy environment for families and businesses.
- Enhance the overall community appearance.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category:

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 are not permitted in low density residential use.

Permitted Zoning Districts: Residential Single Family Districts and Neighborhood Preservations Districts.

Comprehensive Land Use Categories

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 includes malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships. Regional Commercial uses are typically located at intersection nodes at major arterial roadways, and interstate highways, along mass transit systems, or where an existing commercial area has been established. 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, landscaping on planter strips between the parking lot and street, and well-designed, monument signage. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Depending on the particular lot characteristics, some regional commercial centers could be candidates for commercial retrofit where additional buildings are constructed between the arterial and the existing buildings.

Permitted Zoning Districts: Neighborhood Commercial District, Commercial Districts, and Office Districts.

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category:

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.

Permitted Zoning Districts: Neighborhood Commercial Districts, Commercial Districts (except C-3), and Office Districts (except O-2)

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Restaurant

Direction: East

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Motel

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Community Commercial

Current Land Use:

Vacant

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Brooks Regional Center. The property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial, with Alternate Recommendation for “Community Commercial”.

The proposed land use amendment from “Low Density Residential” to “Regional Commercial” is requested in order to rezone the property to “C-3 AHOD” General Commercial Airport Hazard Overlay District. The future land use classification for the property is “Low Density Residential”, which is compatible with the existing commercial residential uses along the Hot Wells corridor. The proposed Plan Amendment to “Regional Commercial” is not compatible with the “R-4” base zoning to the rear of the property. Also, the “Regional Commercial” future land use classification entails high density land uses, which is not suitable for a property that abuts residential areas. An alternate recommendation for “Community Commercial” will make a more compatible future land use in between two other properties with “Community Commercial” land use designations and for the surrounding residential zoning.

ALTERNATIVES:

1. Recommend approval 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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018119

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

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

Zoning Commission Hearing Date: March 20, 2018