



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5263  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 9/26/2018  
**Title:** PLAN AMENDMENT CASE # 18087 (Council District 4): A request by Jerry Arredondo, applicant, for approval of a resolution to amend the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Community Commercial" on 2.783 acres out of NCB 15247, generally located at Ray Ellison Boulevard and Five Palms Drive. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018313)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Proposed Land Use Map, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment 18087  
(Associated Zoning Case Z2018313)

**SUMMARY:**

**Comprehensive Plan Component:** United Southwest Communities Plan

**Plan Adoption Date:** June 16, 2011

**Current Land Use Category:** "Medium Density Residential"

**Proposed Land Use Category:** "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 26, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Emajo Group, LLC

**Applicant:** Jerry Arredondo

**Representative:** Jerry Arredondo

**Location:** generally located at Ray Ellison Boulevard and Five Palms Drive

**Legal Description:** 2.783 acres out of NCB 15247

**Total Acreage:** 2.783

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** People Active in Community Effort

**Applicable Agencies:** Lackland Air Force Base

**Transportation**

**Thoroughfare:** Ray Ellison Boulevard

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Five Palms Drive

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 616 and 619 are within walking distance of the property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** United Southwest Communities Plan

**Plan Adoption Date:** June 16, 2011

**Plan Goals:** Goal 1: Economic Development - Attract new businesses, services and retail establishments to the United Southwest Communities.

**Comprehensive Land Use Categories**

**Land Use Category:** “Medium Density Residential”

**Description of Land Use Category:** Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise garden-style apartments with more than four dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are consistent when located on the same lot as the principal residence. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

**Permitted Zoning Districts:** “R-3”, “R-4”, “RM-4”, “RM-5”, “RM-6”, “MF-18” and “UD”

**Land Use Category:** “Community Commercial”

**Description of Land Use Category:** Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area

has been established. 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 include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

**Permitted Zoning Districts:** “O-1.5”, “C-1”, “C-2”, “C-2P” and “UD”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant Lot

Direction: East

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Single-Family Residences

Direction: South

**Future Land Use Classification:**

“Medium Density Residential”

**Current Land Use Classification:**

Vacant Lot

Direction: West

**Future Land Use Classification:**

“Low Density Residential”, “Community Commercial”

**Current Land Use:**

Drainage Right-of-Way, Grocery Store

### **FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Port San Antonio Regional Center. The property is not located within a ½ of a mile of a Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed “Community Commercial” is generally consistent with the goals and objectives of the United

Southwest Communities Plan. The requested land use amendment is in agreement with the current development of the area with “Community Commercial” land uses being along Ray Ellison Boulevard. The land use amendment is requested in order to downzone the property from “R-6” to “C-2” in order to develop commercial uses on the vacant lot. The plan emphasizes the desire to attract new businesses, services and retail establishments.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the United Southwest Communities Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018313**

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MRL-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.16 acres out of NCB 15247 and "RM-4 MLOD-2 MRL-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.623 acres out of NCB 15247

Zoning Commission Hearing Date: October 2, 2018