



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-5315  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 9/26/2018  
**Title:** PLAN AMENDMENT CASE # 18091 (Council District 3): A request by Sergio Talavera Hernandez, applicant, for approval of a resolution to amend the South Central San Antonio 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 Lot 11, NCB 8587, located at 533 Rayburn Drive. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018321 CD)  
**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 18091  
(Associated Zoning Case Z2018321 CD)

**SUMMARY:**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 19, 1999

**Plan Update History:** October 26, 2005

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

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

**BACKGROUND INFORMATION:**

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

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Sergio Talavera Hernandez

**Applicant:** Sergio Talavera Hernandez

**Representative:** Miguel Angel Payran Hernandez

**Location:** 533 Rayburn Drive

**Legal Description:** Lot 11, NCB 8587

**Total Acreage:** 0.2716

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Lackland Air Force Base

**Transportation**

**Thoroughfare:** Rayburn Drive

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Altura Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 550 and 551 are within walking distance of the property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 19, 1999

**Update History:** October 26, 2005

**Plan Goals:** Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.

**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 is not permitted in low density residential use.

**Permitted Zoning Districts:** “NP-15”, “NP-10”, “NP-8”, “R-20”, “R-6”, “R-5”, “R-4” and “R-3”

**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:** “O-1”, “O-1.5”, “NC”, “C-1”, “C-2” and “C-2NA”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Residence

Direction: North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Residences

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Residences

Direction: South

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Residences

Direction: West

**Future Land Use Classification:**

“Public Institutional”

**Current Land Use:**

Rayburn Elementary

**FISCAL IMPACT:**

None.

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

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

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Residential” to “Community Commercial” is requested in order to rezone the property from “R-6” Residential Single-Family District to “C-2 CD” Commercial District with Conditional Use for Oversized Vehicle Storage. The proposed “Community Commercial” is not consistent with the goals and objectives of the South Central San Antonio Community Plan. The requested land use amendment is in not in agreement with the current development of the area. The area is predominately “Low Density Residential” and “Public Institutional”. The introduction of “Community Commercial” into a predominately single-family subdivision could have adverse impacts on the neighboring properties.

Relevant Goals and Objectives of the South Central San Antonio Community Plan:

Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.

Goal: Support and enhance the area’s community facilities to improve quality of life.

Objective 2: Community Identity: Build on the strength of good neighbors and increase participation to make community improvements happen.

Objective 3: Community Appearance: Enhance the overall community appearance.

The site currently has a single-family residence on it. The applicant requests the plan amendment and zoning change to park food trucks.

**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: Z2018321 CD**

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

Proposed Zoning: "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Oversized Vehicle Storage

Zoning Commission Hearing Date: October 2, 2018