



City of San Antonio

Legislation Details (With Text)

File #: 18-5851

Type: Plan Amendment

In control: Planning Commission

On agenda: 10/24/2018

Title: PLAN AMENDMENT CASE # 18104 (Council District 3): A request by Elanie Hu, 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 "Low Density Residential" to "Regional Commercial" on West 66 feet of South 150 feet of Lot 7, Block 2, NCB 7578, located at 467 Hot Wells Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018350)

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 18104
(Associated Zoning Case Z2018350)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: 1999

Plan Update History: October 26, 2005

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 24, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Haocheng Fang

Applicant: Elanie Hu

Location: 467 Hot Wells Boulevard

Legal Description: West 66 feet of South 150 feet of Lot 7, Block 2, NCB 7578

Total Acreage: 0.2273

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association and Hot Wells Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Hot Wells Boulevard

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: New Braunfels Avenue

Existing Character: Primary Arterial Type B

Proposed Changes: None known

Public Transit: There are bus stops within walking distance on South New Braunfels Avenue along Bus Routes 20, 36, and 242.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: 1999

Update History: October 26, 2005

Plan Goals:

The following community development initiatives are recommended to implement the land use plan:

- Conservation and revitalization of existing neighborhoods through comprehensive rezoning and other City programs
- Seek historic designation for individual residences and commercial buildings, as well as seek designation for historic districts and neighborhood conservation districts identified in the original 36 square mile architectural survey
- Protection of the San Antonio River and San Antonio Missions National Historical Parks through the expansion of the River Improvement Overlay District
- Creation of a Conservation District to encompass tourism routes to and from the National
- Parks to enhance the visitor experience

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: Residential Single Family Districts, Neighborhood Preservation Districts

Land Use Category: “Regional Center”

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, Office Districts

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), Office Districts (except O-2)

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residential

Direction: North

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Office Buildings, Auto Repair Shop

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residential, Vacant Lot

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Auto Sales, Vacant Lot

Direction: West

Future Land Use Classification:

Neighborhood Commercial

Current Land Use:

Convenience Store, Apartments

FISCAL IMPACT:

None known

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the Brooks City Base Regional Center and is located within close proximity to the New Braunfels Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial with an Alternate Recommendation of “Community Commercial.”

The applicant is requesting the Plan Amendment in order to have wholesale retail. Although a commercial use is appropriate for the subject property, the requested “Regional Center” designation is too intense for the subject property and would allow too intense of zoning. Regional Center is appropriate for large tracts of land along major intersections. The subject property is located on the intersection of Hot Wells Boulevard and South New Braunfels, so it does contain heavy traffic. Staff recommends an alternate recommendation of “Community Commercial” which would not allow uses too intense and is an appropriate designation for the subject property.

ALTERNATIVES:

1. Recommend Denial 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: Z2018350

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: November 6, 2018