



City of San Antonio

Legislation Details (With Text)

File #: 18-6400
Type: Plan Amendment
In control: City Council A Session
On agenda: 1/17/2019
Title: PLAN AMENDMENT CASE # PA-2018-900002 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" and "Medium Density Residential" to "Community Commercial" on 4.968 acres out of NCB 11691, located at 3622 West Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900006)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Metes and Bounds, 5. Ordinance 2019-01-17-0047

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Plan Amendment PA-2018-900002
(Associated Zoning Case Z-2018-900006)

SUMMARY:
Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 25, 2005

Current Land Use Category: "High Density Residential", "Medium Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: November 14, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: West Region Properties, LLC

Applicant: West Region Properties, LLC

Representative: Patrick W. Christensen

Location: 3622 West Avenue

Legal Description: 4.968 acres out of NCB 11691

Total Acreage: 4.968

Notices Mailed

Owners of Property within 200 feet: 48

Registered Neighborhood Associations within 200 feet: Greater Dellview Neighborhood Association, North Central Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Dryden

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 97 and 296 are within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 25, 2005

Plan Goals: Goal 1: Community and Business Relationships - Conduct outreach to, and establish working relationships with, area businesses and major local employers

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category: This category encompasses duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses. Medium density residential is most appropriately placed at the perimeter of a neighborhood’s low density core, and is recommended on collectors or higher. Low density residential uses are also allowed in this category. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

Permitted Zoning Districts: “R-4”, “R-5”, “R-6”, “RM-4”, “RM-5”, “RM-6”

Land Use Category: “High Density Residential”

Description of Land Use Category: This category encompasses uses with more than four units on individual lots including apartment complexes and condominiums. High density residential land use is most appropriately placed as a transition between medium density residential land use and commercial uses, and should be located on arterials or higher order roadways. Medium density residential uses are also allowed in this category. Whenever possible, the community desires that new high density residential development be in conformance

with the scale, height, and massing of the majority of high density residential uses that already exist in the area.
Permitted Zoning Districts: “RM-4”, “RM-5”, “RM-6”, “MF-25”, “MF-33”, “MF-40”

Land Use Category: “Community Commercial”

Description of Land Use Category: This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established. Examples of community commercial land uses include convenience stores with gasoline, car washes, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers. Refuse containers should be located behind the principal structure and screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. Shared parking and internal circulation are encouraged with adjacent uses. Whenever possible, revitalized or redeveloped community commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.

Permitted Zoning Districts: “NC”, “C-1”, “C-2P”, “C-2”, “O-1”, “O-2”

Land Use Overview

Subject Property

Future Land Use Classification:

“Medium Density Residential”, “High Density Residential”

Current Land Use Classification:

Vacant Lots

Direction: North

Future Land Use Classification:

“Medium Density Residential”, “Low Density Residential”

Current Land Use Classification:

Duplex, 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:

“High Density Residential”

Current Land Use Classification:

Apartments

Direction: West

Future Land Use Classification:

“Community Commercial”

Current Land Use:

Retail Center

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center, nor is it located within ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (7-0) recommend Approval.

The proposed “Community Commercial” is generally consistent with the goals and objectives of the Greater Dellview Area Community Plan. The requested land use amendment is in agreement with the current development of the area with “Community Commercial” land uses being prevalent along West Avenue, a secondary arterial. The land use amendment is requested in order to rezone the property from “R-4” to “C-2” in order to develop a medical clinic for senior citizens. The plan encourages commercial development that is mindful of the adjacent neighborhoods.

Relevant Goals and Objectives of the Greater Dellview Area Community Plan:

Objective 2.4: Small Business Development: Foster an environment that promotes, encourages and supports small business development

Goal 3: Commercial Development: Type, Form and Appearance Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses

Goal 4: Community Development: Empower local human resources and create mutual growth between the community’s citizens and its commercial sector

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Greater Dellview Area Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900006

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

Proposed Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: November 20, 2018