



City of San Antonio

Legislation Details (With Text)

File #: 19-4012

Type: Plan Amendment

In control: City Council A Session

On agenda: 6/6/2019

Title: PLAN AMENDMENT # PA2019-11600019 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, from "High Density Residential" to "Community Commercial" on Lot 23, Lot 35 and Lot 36, NCB 12883, located at 222, 230 and 310 Creswell Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700068)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2019-06-06-0466

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2019-11600019
(Associated Zoning Case Z-2019-10700068)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: "High Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 8, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Los Filtros, LLC

Applicant: Hunter Shadburne, PE

Representative: Gracie Luna Ward

Location: 222, 230 and 310 Creswell Drive

Legal Description: Lots 35, 36 and 23, NCB 12883

Total Acreage: 1.9363

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Martindale Army Air Field

Transportation

Thoroughfare: Creswell Drive

Existing Character: Local

Proposed Changes: None Known

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

Bus routes served: 25

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Plan

Plan Adoption Date: May 21, 2009

Plan Goals:

OVERALL GOAL: A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life

Goal 12: Quality housing

Goal 13: Well-maintained neighborhoods and housing stock

Goal 14: Neighborhood awareness, education, and cooperation

Goal 15: Community pride and attitude

Goal 16: Housing with access to transit and public amenities

Comprehensive Land Use Categories

Land Use Category: “High Density Residential”

High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses.

High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Additionally, it is encouraged that any new high density residential uses provide a majority of market rate valued housing.

Related Zoning Districts: R-5, R-4, R-3, PUD, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33 & MF-40

Land Use Category: “Community Commercial”

Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors.

Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

Related Zoning Districts: NC, O-1, O-1.5, C-1, C-2, & C-2

Land Use Overview

Subject Property

Future Land Use Classification:

High Density Residential

Current Land Use Classification:

Residential Single-Family District

Direction: North

Future Land Use Classification:

High Density Residential

Current Land Use Classification:

Manufactured Housing District

Direction: East

Future Land Use Classification:

Unzoned right of way

Current Land Use Classification:

Unzoned right of way

Direction: South

Future Land Use Classification:

High Density Residential

Current Land Use Classification:

Residential Single-Family District and Commercial Non-Alcohol

Direction: West

Future Land Use Classification:

Medium Density Residential

Current Land Use:

Residential Single-Family District

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The proposed land use amendment from “High Density Residential” to “Community Commercial” is requested in order to rezone the property to “C-2 CD” Commercial with a Conditional Use for Construction Trade Contractor. The subject property is well suited for the “Community Commercial” land use designation. It is located along Loop 410 Right-of-Way, which has a mix of “Residential,” “Commercial” and “Industrial” land uses. It is in line with the Eastern Triangle Plan and increases the commercial use and economic development for the area. The property to the north of this site is designated “Community Commercial” and has the potential for this portion of the block to be designated “Community Commercial” for future retail businesses and services to serve the nearby neighborhood, especially fronting off of Loop 410.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to Eastern Triangle Plan
2. Make an alternate recommendation.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700068

Current Zoning: "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Region 1

Requested Zoning: "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Region 1 District with a Conditional Use for Construction Trade Contractor

Zoning Commission Hearing Date: May 21, 2019