



City of San Antonio

Legislation Details (With Text)

File #: 19-5120

Type: Plan Amendment

In control: Planning Commission

On agenda: 7/24/2019

Title: PLAN AMENDMENT CASE # PA-2019-11600035 (Council District 3): A request by Property Advancement Resorces, applicant, for approval of a Resolution to amend the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on 0.4344 acres out of NCB 6509, located at 334 Rockwood Court and 338 Rockwood Court. Staff recommends Approval. (Associated Zoning Case Z-2019-10700126) (Michael Pepe, 210-207-8208, Michael.Pepe@SanAntonio.gov, Planner, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Draft Res PA 19-11600035

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment Z 2019-11600035
(Associated Zoning Case Z 2019-10700126)

SUMMARY:

Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Neighborhood Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 24, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Frederick De Los Santos

Applicant: Property Advancement Resources

Representative: Property Advancement Resources

Location: 334 and 338 Rockwood Court

Legal Description: 0.4344 acres out of NCB 6509

Total Acreage: 0.4344 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Rockwood Ct

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Hackberry

Existing Character: Minor

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance: 34, 232

ISSUE:

None.

Comprehensive Plan

Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Plan Goals:

1.4.3 Preserve the small town feeling of the neighborhood commercial areas by encouraging neighborhood friendly businesses, such as hamburger eateries and ice cream shops, within walking distance of residences. Ensure pedestrian access to these areas and general neighborhood walkability by planting street trees and advocating for sidewalks and traffic calming devices.

Comprehensive Land Use Categories

Land Use Category: “Low-Density Residential”

Description of Land Use Category: Low-density residential uses include single-family houses on individual lots. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, 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: RE, R-20, R-6, R-5, R-4

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category:

Businesses such as dentist, insurance, professional, and non-profit offices; coffee shop, cafe, shoe repair, gift shop, hair salon, dry cleaners, deli, pet grooming, bakery, bed and breakfast; as well as residential uses, especially live/work units and residential over retail.

Neighborhood Commercial includes small offices and shop-front retail establishments that can be served by pedestrian access, generally less than 5000 square feet. No drive-through establishments are permissible. Residential uses can be in the same building with retail and office uses. This includes small apartment buildings and townhouses. Live/work units and residential units above retail are encouraged. Uses are in scale with the surrounding residential development. Community green areas with benches, trees and landscaping; small plazas; and public gathering spaces are encouraged as part of the neighborhood commercial area. Buildings should have windows on the ground level. Parking areas should be located behind the buildings. Service entrances and/or yards are screened from residential areas and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. All off street parking and vehicle use areas adjacent to residential uses require buffer landscaping and lighting and signage controls.

Permitted Zoning Districts: NC, C-1

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Neighborhood Commercial

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: South

Future Land Use Classification:

None

Current Land Use Classification:

Utility Right of Way

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Dwelling

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 Premium Transit Corridor.

RECOMMENDATION: Staff recommends Approval.

The proposed “Neighborhood Commercial” is along a minor arterial, Hackberry, and shares a boundary with a freeway. Light Commercial uses would be appropriate in this area, as the Highlands Community Plan calls for neighborhood serving retail and small commercial businesses. This “Neighborhood Commercial” would be small in nature, only allowing “C-1” or “NC” zonings, and would be on the edge of the neighborhood on a corner lot.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z 2019-10700126

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

Proposed Zoning: “C-1 AHOD” Light Commercial Airport Hazard Overlay District

Zoning Commission Date: July 16th, 2019