



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5512

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 8/8/2019

**Title:** PLAN AMENDMENT CASE PA-2019-11600035 (Council District 3): Ordinance amending 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 and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700126)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Metes & Bounds, 5. Ordinance 2019-08-08-0614

Date	Ver.	Action By	Action	Result
8/8/2019	1	City Council A Session	Motion to Approve	Pass
8/8/2019	1	City Council A Session	Motion to Approve	Pass

**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 16<sup>th</sup>, 2019