



City of San Antonio

Legislation Details (With Text)

File #: 20-4352
Type: Plan Amendment
In control: Planning Commission
On agenda: 8/12/2020
Title: PLAN AMENDMENT CASE PA-2020-11600042 (Council District 1): A request by Xiaohuan Huang, property owner, for approval of a Resolution to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on Lot 14, Block 159, NCB 8817, located 1815 Thorain Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2020-10700140) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA2020-11600042
(Associated Zoning Case Z2020-10700140)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Neighborhood Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 12, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Xiaohuan Huang

Applicant: Xiaohuan Huang

Representative: Xiaohuan Huang

Location: 1815 Thorain Boulevard

Legal Description: Lot 14, Block 159, NCB 8817

Total Acreage: 0.1377 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Thorain Boulevard

Existing Character: Local

Proposed Changes: None

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

Routes: 97, 296, 651

ISSUE: None

Comprehensive Plan

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Plan Goals:

Goal 1- Conduct outreach to, and establish working relationships with, area businesses and major local employers

Goal 2- Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses

Goal 3- 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

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: This category allows for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from rights of way with high traffic frequencies, centralized to the core of neighborhoods, and ideally be within walking distance of elementary schools, and neighborhood commercial uses. Additionally, the community recognizes and appreciates varying degrees of density that currently exist within predominantly single-family districts. However, if there are existing multi-family uses that were built as single-family structures, the preference is that the structure return to a low density residential use whenever feasible. 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,” and “R-20”

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: This category provides for smaller intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shopfront retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established. Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barbers shops, bookstores, copy service, dry cleaning, or convenience stores without gasoline. Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and residential uses. Whenever possible, parking should be located in the back of the structure, monument signage is encouraged, and lighting should be directed onto the site, away from adjoining properties.

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

Land Use Overview

Subject Property

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-family dwelling

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-family dwellings

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Church

Direction: South

Future Land Use Classification: “Low Density Residential” and “Neighborhood Commercial”

Current Land Use Classification: Daycare, duplex, single-family dwelling

Direction: West

Future Land Use Classification: “Community Commercial”

Current Land Use: Gas station

FISCAL IMPACT: None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant is seeking a Plan Amendment to “Neighborhood Commercial,” to rezone to “C-1” Light Commercial to operate a beauty salon with a massage therapy. All of the established uses on this block are commercial.

The proposed “Neighborhood Commercial” acts as a buffer between the existing “Community Commercial”

and “Low Density Residential.”

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: Z2020-10700140

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

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

Zoning Commission Hearing Date: July 21, 2020