



City of San Antonio

Agenda Memorandum

File Number:16-4688

Agenda Item Number: 13.

Agenda Date: 9/14/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 16065

(Associated Zoning Case Z2016224)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 20, 2016

Case Manager: Erica Greene, Planner

Property Owner: John and Melanie Chaney

Applicant: Melanie Chaney

Representative: Melanie Chaney

Location: 734 Hot Wells Boulevard

Legal Description: 0.51 acres out of NCB 10938

Total Acreage: 0.51 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association
Applicable Agencies: None

Transportation

Thoroughfare: Hot Wells Boulevard

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus routes is #8 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: August 19, 1999

Update History: October 26, 2005

Goal: Encourage a balance of new development and redevelopment of target areas.

Comprehensive Land Use Categories

Low Density Residential: Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single family residences to densities higher than a duplex is not permitted in low density residential use.

Example Zoning Districts:

Residential Single Family Districts, Neighborhood Preservation Districts

Comprehensive Land Use Categories

Community Commercial: Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Community Commercial should be located at nodes at major the intersections of arterials or higher order streets or where an existing commercial area has been established.

Example Zoning Districts:

Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residence

North

Future Land Use Classification

Low Density Residential

Current Use

Commercial Building

East

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

South

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

West

Future Land Use Classification

Low Density Residential/ Community Commercial

Current Use

Single-Family Residences/Commercial Building

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change to allow for light commercial uses on the subject property. The properties that are located around the subject property include several commercial properties that the applicant owns. The proposed amendment to Community Commercial will not significantly alter the land use pattern and character of the immediate area. The Community Commercial land use supports the South Central San Antonio Community Plan purpose to encourage a balance of new development and redevelopment of target areas.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the South Central San Antonio Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Community Commercial use land use will not significantly alter the land use pattern or character of the immediate area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016224

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: September 20, 2016