



City of San Antonio

Agenda Memorandum

File Number: 17-1778

Agenda Item Number: 11.

Agenda Date: 3/8/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 17026

(Associated Zoning Case Z2017076)

SUMMARY:

Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Current Land Use Category: Medium Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 8, 2017

Case Manager: Erica Greene, Planner

Property Owner: K& R Howe Corp

Applicant: Sara Gerrish

Representative: Sara Gerrish

Location: 800 Block of Hot Wells Boulevard

Legal Description: 0.83 acres out of NCB 10937

Total Acreage: 0.83 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Hot Wells

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #54 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: April 4, 2002

Update History: None

Goal 1: Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

Comprehensive Land Use Categories

Medium Density Residential: Urban low-density residential uses include single-family houses on individual lots as well as duplexes, and attached and detached accessory dwelling units such as granny flats, garage apartments “echo” (elder cottage housing opportunity) units. Only one accessory dwelling unit is permitted per lot, and should reflect the appearance of the main structure.

Example Zoning Districts:

RM-4, RM-5, RM-6, R-3, R-4, R-5, R-6, R-20

Comprehensive Land Use Categories

Community Commercial: Community Commercial development includes moderate-intensity convenience retail or service uses, generally serving the area community. These uses depend on a greater volume of vehicular traffic. Drive-through establishments are permitted. A mix of uses in the same building or development is allowed. Community Commercial uses are typically located at nodes on arterials at major intersections. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks, shade trees in parking lots, landscaping on planting strips between parking lot and streets, and well-designed monument signage (no large pole signs). Shared parking is encouraged in order to minimize impervious cover. Community commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Appropriate buffering is required if this use abuts a residential use.

Example Zoning Districts:

NC, C-1, O-1, C-2P, C-2

Land Use Overview

Subject Property

Future Land Use Classification

Medium Density Residential

Current Use

Vacant Lot

North

Future Land Use Classification

Low Density Residential

Current Use

Residential Single-Family

East

Future Land Use Classification

Low Density Residential

Current Use

Residential Single-Family

South

Future Land Use Classification

Regional Commercial

Current Use

Parking Lot

West

Future Land Use Classification

Low Density Residential

Current Use

Fire Station

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change to allow for an office building on the subject property. The properties that are located around the subject property include a fire station, residences, and a parking lot. The proposed amendment to Community Commercial will not significantly alter the land use pattern and character of the immediate area. The Community Commercial supports the Highlands Community Plan goal to improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

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.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends Approval. The proposed amendment to Community Commercial land use will not significantly alter the land use pattern or character of the immediate area. The proposed change is compatible with the existing pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017076

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District
Zoning Commission Hearing Date: March 21, 2017