



City of San Antonio

Agenda Memorandum

File Number:18-1778

Agenda Item Number: 25.

Agenda Date: 2/14/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 18022

(Associated Zoning Case Z2018083)

SUMMARY:

Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Current Land Use Category: “High Density Residential”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 14, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Gabriel Hausauer

Applicant: Gabriel Hausauer

Representative: Gabriel Hausauer

Location: 2215 Goliad Road

Legal Description: Lot 19, Block 2, NCB 11950

Total Acreage: 0.52

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None.

Transportation

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Anton Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 34 and 232 are within walking distance of the subject property.

ISSUE: None.

Comprehensive Plan

Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Plan Goals: Goal 1: Economic Development - 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

Land Use Category: “High Density Residential”

Description of Land Use Category: High-density residential consists of the full spectrum of residential unit types including apartments and condominiums with over 4 dwelling units. This category also includes assisted living homes and dormitories. All residential uses can be found within this classification. High Density Residential is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities.

Permitted Zoning Districts: “MF-25”, “MF-33”, “MF-40”, “MF-50” (and less intense residential zoning districts)

Land Use Category: “Community Commercial”

Description of Land Use Category: 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.

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

Land Use Overview

Subject Property

Future Land Use Classification:

“High Density Residential”

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residences

Direction: East

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residences

Direction: South

Future Land Use Classification:

“High Density Residential”

Current Land Use Classification:

Apartment Complex

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use:

Single-Family Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Brooks Regional Center. The property is not within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “High Density Residential” to “Community Commercial” is requested in order to rezone the property from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay to "C-2 AHOD" Commercial Airport Hazard Overlay District. The subject property is located on Goliad Road which is a secondary arterial. The location on Goliad Road, other “Community Commercial” in the area, and the mix of land uses make the requested amendment appropriate.

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: Z2018083

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: February 20, 2018