



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2432

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**Agenda Item Number:** 19.

**Agenda Date:** 3/28/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 18042

(Associated Zoning Case Z2018131)

**SUMMARY:**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August, 1999

**Plan Update History:** October, 2005

**Current Land Use Category:** “Low Density Residential”

**Proposed Land Use Category:** “Neighborhood Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 28, 2018

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Roberto Valle, Jr.

**Applicant:** Roberto Valle, Jr.

**Representative:** Roberto Valle, Jr.

**Location:** 346 Cottonwood Avenue

**Legal Description:** Lot 1, Block 10, NCB 2840

**Total Acreage:** .1791

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:**

**Applicable Agencies:** TxDot

**Transportation**

**Thoroughfare:** Interstate 35 Access Road

**Existing Character:** Collector Street

**Proposed Changes:** None Known

**Thoroughfare:** Cottonwood Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes # 46 and #246 are within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August, 1999

**Update History:** October, 2005

**Plan Goals:** Encourage a balance of new development and redevelopment of target areas.

**Comprehensive Land Use Categories**

**Land Use Category:** “Low Density Residential”

**Description of Land Use Category:** 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. **Permitted Zoning Districts:** (single family, accessory dwellings, Residential Single Family Districts, Neighborhood Preservation Districts)

**Land Use Category:** “Neighborhood Commercial”

**Description of Land Use Category:** Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor’s office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian’s office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials, and collectors where they meet arterials Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential uses. Parking is encouraged behind buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities. Neighborhood Commercial should be located at the intersections of collectors or higher order streets

or where an existing commercial area has been established.

**Permitted Zoning Districts:** Neighborhood Commercial District, Office Districts (except O-2), Commercial Districts (except C-2&C-3)

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant Lot

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Dwelling

Direction: South

**Future Land Use Classification:**

Neighborhood Commercial and Low Density Residential

**Current Land Use Classification:**

Vacant Lot, Single- Family Dwellings

Direction: West

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use:**

Vacant Lot

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject Property is within a mile of the Downtown Regional Center but not within proximity of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The request for a change to the South Central San Antonio Community Plan from “Low Density Residential” to “Neighborhood Commercial” will allow for the expansion of parking lot associated with a clinic across the street that will be a future construction project. The request is also supported by the plan’s initiative to encourage a balance of new development and redevelopment of target areas and to balance centralized and dispersed service locations to optimize the delivery of community services.

**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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018131**

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use for a Non-Commercial Parking Lot

Zoning Commission Hearing Date: April 3, 2018