



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4053

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**Agenda Item Number:** 12.

**Agenda Date:** 6/27/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 18070

(Associated Zoning Case Z2018233 CD)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December 2003

**Current Land Use Category:** "Medium Density Residential"

**Proposed Land Use Category:** "General Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 27, 2018

**Case Manager:** Kayla Leal

**Property Owner:** Kikai Investments, LLC

**Applicant:** Project Permitting of TX

**Representative:** Melissa Rodriguez

**Location:** 302 Bellinger

**Legal Description:** Lot 41, Block 14, NCB 10251

**Total Acreage:** 0.2755

### **Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Coliseum-Willow Park Neighborhood Association

**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** Bellinger

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Ferris Avenue

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There is a bus stop (Stop #27299) within walking distance on Martin Luther King Drive along Bus Routes 225, 25, and 26.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December 2003

#### **Plan Goals:**

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

### **Comprehensive Land Use Categories**

**Land Use Category:** Medium Density Residential

**Description of Land Use Category:** Single family homes, accessory dwellings, duplexes, three and four family dwellings, cottage homes and townhomes

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6

**Land Use Category:** General Commercial

**Description of Land Use Category:** Car washes, minor automobile repair and service, amusement establishments, theaters, arcades, fitness centers, plant nurseries, paint and wall paper stores, gasoline stations with repair service, fix-it shops, community shopping centers, small motels; low to mid rise office buildings; no outdoor storage or display of goods except for outdoor dining

**Permitted Zoning Districts:** NC, C-1, C-2, O-1

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Parking Lot, Vacant Residential

Direction: East

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Used Auto Sales, Vacant Lot

Direction: South

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use Classification:**

Gas Station, Bail Bonds Office

Direction: West

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use:**

Bar, Vacant Residential

**FISCAL IMPACT:**

None.

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

The subject property is not located within a Regional Center nor within ½ mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The request for the Plan Amendment will make the current use of the property consistent with the Plan. The applicant is also requesting to rezone to “C-2 CD” for Auto and Light Truck Repair. The existing “C-2” zoning is located at the corner of Bellinger Avenue and Ferris Avenue, two local streets. The surrounding properties currently consist of commercial zoning and uses.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018233 CD**

Current Zoning: “C-2 EP-1” Commercial District Facility Parking/Traffic Control District

Proposed Zoning: "C-2 CD EP-1" Commercial Facility Parking/Traffic Control District with Conditional Use for Auto and Light Truck Repair

Zoning Commission Hearing Date: July 3, 2018