



City of San Antonio

Agenda Memorandum

File Number:18-5263

Agenda Item Number: 12.

Agenda Date: 9/26/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment 18087

(Associated Zoning Case Z2018313)

SUMMARY:

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: June 16, 2011

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 26, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Emajo Group, LLC

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: generally located at Ray Ellison Boulevard and Five Palms Drive

Legal Description: 2.783 acres out of NCB 15247

Total Acreage: 2.783

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: People Active in Community Effort

Applicable Agencies: Lackland Air Force Base

Transportation

Thoroughfare: Ray Ellison Boulevard

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Five Palms Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 616 and 619 are within walking distance of the property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: June 16, 2011

Plan Goals: Goal 1: Economic Development - Attract new businesses, services and retail establishments to the United Southwest Communities.

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise garden-style apartments with more than four dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are consistent when located on the same lot as the principal residence. Certain nonresidential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted Zoning Districts: “R-3”, “R-4”, “RM-4”, “RM-5”, “RM-6”, “MF-18” and “UD”

Land Use Category: “Community Commercial”

Description of Land Use Category: Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. 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 include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

Permitted Zoning Districts: “O-1.5”, “C-1”, “C-2”, “C-2P” and “UD”

Land Use Overview

Subject Property

Future Land Use Classification:

“Medium 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:

“Medium Density Residential”

Current Land Use Classification:

Single-Family Residences

Direction: South

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Vacant Lot

Direction: West

Future Land Use Classification:

“Low Density Residential”, “Community Commercial”

Current Land Use:

Drainage Right-of-Way, Grocery Store

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed “Community Commercial” is generally consistent with the goals and objectives of the United Southwest Communities Plan. The requested land use amendment is in agreement with the current development of the area with “Community Commercial” land uses being along Ray Ellison Boulevard. The land use amendment is requested in order to downzone the property from “R-6” to “C-2” in order to develop commercial uses on the vacant lot. The plan emphasizes the desire to attract new businesses, services and retail establishments.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the United Southwest Communities Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018313

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MRL-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.16 acres out of NCB 15247 and "RM-4 MLOD-2 MRL-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.623 acres out of NCB 15247

Zoning Commission Hearing Date: October 2, 2018