



City of San Antonio

Agenda Memorandum

File Number:18-5649

Agenda Item Number: P-3.

Agenda Date: 11/1/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18088

(Associated Zoning Case Z2018316)

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: September 26, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Willis Cay, LLC

Applicant: Ian Cochran

Location: 1401 South New Braunfels

Legal Description: Lots 1-6, Block 26, NCB 1621

Total Acreage: 0.5165

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association
Applicable Agencies: Planning Department

Transportation

Thoroughfare: South New Braunfels Avenue

Existing Character: Primary Arterial Type B

Proposed Changes: None known

Thoroughfare: Porter Street

Existing Character: Collector

Proposed Changes: None known

Public Transit: There are multiple bus stops within walking distance on both South New Braunfels Avenue and Porter Street along Bus Route 28 and 20.

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 Commercial Building

Direction: North

Future Land Use Classification:

“Community Commercial” and “Medium Density Residential”

Current Land Use Classification:

Parking Lot, Duplex, Quadplex, Auto Repair Shop

Direction: East

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Restaurant, Parking Lot, Single-Family Dwelling

Direction: South

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

“Medium Density Residential”

Current Land Use:

Single-Family Residential

FISCAL IMPACT:

None known.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center, but it is located within a half-mile of the New Braunfels Avenue Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The requested Plan Amendment from “Medium Density Residential” to “General Commercial” is to allow the renovation of a vacant and dilapidating commercial structure. The structure sits toward the corner of the property and has ample room for parking in the rear. With the layout of the building and its location on the corner of South New Braunfels Avenue, a primary arterial, and Porter Street, a collector street, the requested plan amendment is appropriate. Commercial uses should front primary arterials and not encroach into an established neighborhood. The request is consistent with other “General Commercial” and corner uses in the immediate vicinity and does not pose likely adverse effects on the surrounding area.

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: Z2018316

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: October 2, 2018