City of San Antonio

Agenda Memorandum

File Number: 18-6399

Agenda Item Number: P-5.

Agenda Date: 12/6/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Plan Amendment # 18108
(Associated Zoning Case Z2018351 CD)

SUMMARY:
Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 2002

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: November 14, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Capitol Concessions Realty, LLC

Applicant: Capitol Concessions Realty, LLC

Representative: Kaufman & Killen, Inc.

Location: 1031 Hot Wells Boulevard

Legal Description: Lot 19, Block 8, NCB 10943

Total Acreage: 1.136

Notices Mailed
Owners of Property within 200 feet: 28
Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association
Applicable Agencies: None

Transportation
Thoroughfare: Hot Wells Boulevard
Existing Character: Secondary Arterial Type B
Proposed Changes: None known

Public Transit: There is a bus stop within walking distance on Goliad Road along Bus Routes 34 and 232.

ISSUE:
Comprehensive Plan
Comprehensive Plan Component: Highlands Community Plan
Plan Adoption Date: April 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.
Goal 2: Community Appearance and Neighborhood Character - Improve the appearance of the community and maintenance of the commercial buildings while preserving the character of the Highlands neighborhoods.

Comprehensive Land Use Categories
Land Use Category: "Low Density Residential"
Description of Land Use Category: Low-density residential uses include single-family houses on individual lots. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. Certain non-residential activities, 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, R-5, R-6, R-20

Land Use Category: "Community Commercial"
Description of Land Use Category: Community Commercial development includes moderate-intensity convenience retail or service uses, generally serving the area community. These uses depend on a greater volume of vehicular traffic. Drive-through establishments are permitted. A mix of uses in the same building or development is allowed. 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, C-1, O-1, C-2P, C-2

Land Use Overview
Subject Property
Future Land Use Classification:
Low Density Residential
Current Land Use Classification:
Food Processing Facility

Direction: North
Future Land Use Classification:
Low Density Residential
Current Land Use Classification:
Single-Family Residential

Direction: East
Future Land Use Classification:
Low Density Residential, Community Commercial
Current Land Use Classification:
Food Processing Facility

Direction: South
Future Land Use Classification:
Low Density Residential
Current Land Use Classification:
Single-Family Residential, Vacant Lot

Direction: West
Future Land Use Classification:
Low Density Residential, Medium Density Residential
Current Land Use:
Vacant Lot, Church

FISCAL IMPACT:
None known.

Proximity to Regional Center/Premium Transit Corridor
The subject property is located within the Brooks Regional Center.

RECOMMENDATION:
Staff Analysis & Recommendation: Staff and Planning Commission (7-0) recommend Approval.

The applicant is requesting the Plan Amendment in order to allow a consistent land use designation throughout the property. There is an existing food processing plant located on the subject property. A small portion of the building was believed to be on property zoned "O-2" High-Rise Office District and the use was not in compliance with the zoning. The remaining portion of the building is on property zoned industrially and is permitted. The applicant was requesting the zoning "C-2 CD" Commercial District with Conditional Use for the food processing plant which requires a "Community Commercial" land use designation. In order to create a smooth transition from the "Community Commercial" land use east of the property to "Low Density Residential" land use west of the property, the applicant requested to change the land use of the entire lot. This will allow an appropriate land use transition along Hot Wells Boulevard and will mitigate potential high-intensity development. Changing the land use to "Community Commercial" does not pose likely adverse effects on the surrounding area and is appropriate for the location along Hot Wells Boulevard.

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: Z2018351 CD
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Food and Dairy Products Processing, Packaging and Storage, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District
Proposed Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Food Products - Processing
Zoning Commission Hearing Date: November 6, 2018