



City of San Antonio

Agenda Memorandum

File Number:19-5436

Agenda Item Number: 29.

Agenda Date: 7/24/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment Z 2019-11600049

(Associated Zoning Case Z 2019-10700140)

SUMMARY:

Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 24, 2019

Case Manager: Michael Pepe, Planner

Property Owner: It's The Climb Ventures, LLC

Applicant: Cynthia Puente

Representative: Cynthia Puente

Location: 3201 S Gevers Street

Legal Description: on Lot 29, 30, 31, 14, 15, 16, Block 9, NCB 2947

Total Acreage: 0.6877 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Gevers

Existing Character: Collector

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance: 515

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Plan Goals:

Objective 1.4 Business Character Ensure new and existing businesses conform appropriately to the scale, design and character of the community, enhancing it aesthetically whenever possible.

1.2.7 Strengthen the Highlands community by investing in local businesses. Commit to retain existing and support new businesses in the area for the long term by: „

Developing strong relationships through cooperative efforts between businesses and neighborhood organizations. „

Begin a campaign encouraging people to spend money in their own neighborhood. Have buttons and bumper stickers made that say “Buy Southeast SA” and “If we don’t have it on the Southside, we don’t need it.” „

Work with the media and other relevant organizations to implement an ongoing city-wide campaign promoting Southeast San Antonio as a regional recreation destination. Develop a tourism plan to first promote outdoor recreation (Pecan Valley Golf Club, new golf course south of Military, and Salado Creek) then general recreation (shopping and dining) as more amenities such as shopping centers and restaurants become available in the area.

Comprehensive Land Use Categories

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Neighborhood Commercial includes small offices and shop-front retail establishments that can be served by pedestrian access, generally less than 5000 square feet. No drive-through establishments are permissible. Residential uses can be in the same building with retail and office uses. This includes small apartment buildings and townhouses. Live/work units and residential units above retail are encouraged. Uses are in scale with the surrounding residential development. Community green areas with benches, trees and landscaping; small plazas; and public gathering spaces are encouraged as part of the neighborhood commercial area. Buildings should have windows on the ground level. Parking areas should be located behind the buildings. Service entrances and/or yards are screened from residential areas and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. All off street parking and vehicle use areas adjacent to residential uses require buffer landscaping and lighting and signage controls.

Permitted Zoning Districts: NC, C-1

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: O-1, C-1, C-2, C-2NA

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Professional Office

Direction: North

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Food Service Retail

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Secondhand Store

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Dwelling

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed “Community Commercial” would allow “O-1”, “C-1”, “C-2”, and “C-2NA” zoning Districts, which would be less intense than the current “O-2” High-Rise Office District. The applicant’s proposed “C-2” zoning would be consistent with other properties along the corridor, and would be permitted by the “Community Commercial” designation.

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: Z 2019-10700140

Current Zoning: “O-2 AHOD” High-Rise Office District Airport Hazard Overlay District

Proposed Zoning: “C-2 AHOD” Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: August 6th, 2019