



City of San Antonio

Agenda Memorandum

Agenda Date: February 8, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment PA-2022-11600115
(Associated Zoning Case Z-2022-10700331)

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: “Neighborhood Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 8, 2023

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Noe Guerrero

Applicant: Noe Guerrero

Representative: Noe Guerrero

Location: 207 Ferris Avenue

Legal Description: Lots 38, 39 and 40, Block 8, NCB 10246

Total Acreage: 0.4304

Notices Mailed

Owners of Property within 200 feet: 49

Registered Neighborhood Associations within 200 feet: Coliseum/Willow Park Neighborhood Association

Applicable Agencies: Martindale Army Airfield

Transportation

Thoroughfare: Ferris Avenue
Existing Character: Local
Proposed Changes: None known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 26, 225

ISSUE:
None

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
- 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment
- 2.6 Strengthen the community with additional gathering nodes and emphasize the places of significance

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category:

Medium Density Residential includes small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

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

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category:

Neighborhood Commercial provides small areas for offices, professional services, service and shop front retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent 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. Additionally, all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. Examples of

Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand-alone).

Permitted Zoning Districts: NC, C-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:

“Rural Estate Tier”

Current Land Use Classification:

Residential Dwelling

Direction: East

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Residential Dwelling

Direction: South

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Church

Direction: West

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Vacant

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment to the Arena District/Eastside Community Plan from “Medium Density Residential” to “Neighborhood Commercial” is requested to rezone the subject property to “NC” Neighborhood Commercial for the intended use of a grocery store.

Most of the land use in the area is “Medium Density Residential,” the proposed land use will break up the land use and allow for a neighborhood appropriate land use of “Neighborhood Commercial” on a corner lot to offer goods/services to surrounding residents. Additionally, “Neighborhood Commercial” land use classifications are intended to be established in an area where existing commercial uses has been established. There is a large church across the street from the property. The applicant intends on utilizing the existing structure on the property for small scale neighborhood commercial use.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700331

Current Zoning: "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District
Proposed Zoning: "NC EP-1 MLOD-3 MLR-2" Neighborhood Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District

Zoning Commission Hearing Date: February 7, 2023