



City of San Antonio

Agenda Memorandum

Agenda Date: July 13, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600047

(Associated Zoning Case Z-2022-10700130)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Plan Update History: October 26, 2005

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 13, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: 720 GMG Partners LTD

Applicant: 720 GMG Partners LTD

Representative: Patrick Christensen

Location: 210 and 212 Hart Avenue

Legal Description: The west 127 feet of the east 484 feet of the north 135 feet of Lot 23, and the west 50 feet of the east 357 feet of the north 135 feet of Lot 23, NCB 7899

Total Acreage: 0.552 Acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: Lackland Airfield Base

Transportation

Thoroughfare: West Hart Avenue

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes in proximity to the subject property.

Routes Served: 44, 243

Comprehensive Plan

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 19, 1999

Plan Update Date: October 26, 2005

Plan Goals:

- Development of detailed corridor plans coupled with commercial incentives to improve the economic vitality of the South-Central commercial corridors
 - Mixed uses are desired along the corridors and specific nodes are targeted for transit-oriented development.
 - Mixed uses are desired along the corridors S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category:

Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility. Low density residential supports the principles of reinforcing existing neighborhoods and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. The community also recognizes the varying densities historically found in low density residential areas and desires that existing multi-family housing continue with a multifamily use. However, any future conversions of single-family residences to densities higher than a duplex is not permitted in low density residential use.

Permitted Zoning Districts: Residential Single-Family Districts, Neighborhood Preservation Districts

Land Use Category: Community Commercial

Description of Land Use Category:

Community Commercial provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. 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 have buffer

landscaping, lighting and signage controls. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics. Community Commercial should be located at nodes at major the intersections of arterials or higher order streets or where an existing commercial area has been established.

Permitted Zoning Districts: Neighborhood Commercial Districts, Commercial Districts (except C-3), Office Districts (except O-2)

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residential Dwelling

Direction: East

Future Land Use Classification:

Mixed Use

Current Land Use Classification:

Parking lot, Medical Office

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Parking Lot

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single-Family Residential Dwelling

ISSUE: None.

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 from “Low Density Residential” to “Community Commercial” is requested to rezone the property to “C-2NA” Commercial Nonalcoholic Sales District. The land use change and rezoning is needed in order to expand the Gonzaba Medical Group parking lot. While the current “Low Density Residential” future land designation is appropriate given the proximity of single-family residential uses to the subject site, the “Community Commercial” is also appropriate. It is less intense than the abutting “Mixed Use” land use and more common abutting “Low Density Residential.” Furthermore, the proposed “Community Commercial” limits the intensity of any future commercial development permitted, with respect to the existing residential uses in immediate proximity to the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700130

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: July 19, 2022