



City of San Antonio

Agenda Memorandum

Agenda Date: December 14, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600112

(Associated Zoning Case Z-2022-10700322)

SUMMARY:

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 2004

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Neighborhood Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 14, 2022

Case Manager: Ann Benavidez

Property Owner: Killen, Griffin, and Farrimond, PLLC

Applicant: Killen, Griffin, and Farrimond, PLLC

Representative: Juan Rodriguez

Location: 815 Brighton Avenue

Legal Description: 0.157 acres out of NCB 8965

Total Acreage: 0.157 Acres

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: Lackland Airforce Base, Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: Brighton Avenue

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 46, 246

Thoroughfare: Interstate 35

Existing Character: Interstate

Proposed Changes: None Known

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

Routes Served: 46, 246

ISSUE: None.

Comprehensive Plan

Comprehensive Plan Component: Nogalitos/South Zarzamora Community Plan

Plan Adoption Date: September 2004

Plan Goals:

- Goal 3 Economic Development
 - Improve the commercial corridors in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet residents' daily needs and bring vitality to the area.
- Objective 3.1 Diverse Businesses
 - Attract and support a variety of businesses in a walkable, mixed-use environment.
- 3.1.4 Identify what types of businesses are needed and not present. Assess what goods and services are needed/wanted by the community.
 - Encourage a mix of various sized stores, shops, businesses and facilities that provide all needed goods, services and entertainment (large retailers, department stores, specialty stores, small "mom and pop" businesses, computer/technology stores, coffee shops, book stores, movies, upscale restaurants, mid-priced hotels, exercise facilities).
- 3.2.4 Preserve the small town feeling of the neighborhood commercial areas by encouraging neighborhood-friendly businesses within walking distance of residences. Ensure pedestrian access to these areas and general neighborhood walk ability.

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 with/without attached or detached accessory dwelling units, such as a granny flats, garage apartments, and "echo" (elder cottage housing opportunity) units. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. 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 access.

This form of development should be oriented toward the center of the neighborhood and located away from major arterials.

Permitted Zoning Districts: R-20, R-6, R-5, R-4

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 and are generally less than 5000 square feet. These include less intense commercial uses with low-impact convenience, retail, or service functions. No drive-through establishments are permitted. Residential uses can be in the same building with retail and office uses. This includes live/work units, small apartment buildings, residential units above retail, and townhouses. Examples of uses include small insurance or doctor’s offices, bakery, small restaurant, convenience store without gas pumps, copy service, veterinary office, bank without drive-through, gift shops, social services, and cafes. Community green areas with benches, trees and landscaping; small plazas; and public gathering spaces are encouraged as part of the neighborhood commercial area. Parking is encouraged in the rear of the buildings and should be appropriately buffered from adjacent residential uses through landscaping screening and lighting controls. Buildings should have a predominant percentage of windows across the ground level façades. Service yards are screened from view at the rear of the site. Locations for Neighborhood Commercial uses include arterials and the intersection of two collectors.

Permitted Zoning Districts: NC, C-1, O-1

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:

Residential Dwelling

Direction: East

Future Land Use Classification:

Interstate Highway, Neighborhood Commercial

Current Land Use Classification:

Interstate Highway 35, Used car lot

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Residential Dwelling

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Residential” to “Neighborhood Commercial” is requested to rezone the property to “C-1” Light Commercial District, to permit the development of a hardware store on the property. While the property does abut the Interstate Highway 35 exit and access road, the property is part of an established single-family neighborhood. If recommended for approval, the Plan Amendment would allow for commercial land use encroachment into a residential area. Additionally, the property is at the intersection of Brighton Avenue and the access road and is addressed off of a local street, which is not ideal street classification to accommodate the Neighborhood Commercial future land use designation.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700322

Current Zoning: "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "NC MLOD-2 MLR-2 AHOD" Neighborhood Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: December 20, 2022