



City of San Antonio

Agenda Memorandum

Agenda Date: October 27, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT PA-2021-11600092
(Associated Zoning Case Z-2021-10700261)

SUMMARY:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 1999

Current Land Use Category: October 2005

Proposed Land Use Category: Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 27, 2021

Case Manager: Rebecca Rodriguez, Planner

Property Owner: Brighton 719 LLC and Investments Robles, LLC

Applicant: Robert Votion

Representative: Robert Votion

Location: 719 Brighton Avenue and 714 Keats Street

Legal Description: Southeast triangular 29.62 feet of Lot 1, on the northeast 16.66 feet of Lot 2, Lot 3, Lot 4, Lots 10 through 12, Block 10, NCB 8965

Total Acreage: 0.559

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: TxDOT

Transportation

Thoroughfare: Brighton Avenue

Existing Character: Local

Proposed Changes: None

Thoroughfare: Keats Avenue

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Routes Served: None

COMPREHENSIVE MASTER PLAN:

Comprehensive Plan Component: South Central San Antonio Community Plan

Plan Adoption Date: August 1999

Plan Update History: October 2005

Plan Goals:

- Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
- Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality, and the efficient provision of infrastructure.
- Encourage a balance of new development and redevelopment of target areas.
- Promote economic development and integrate environmental quality protection.
- Balance centralized and dispersed service locations to optimize the delivery of community services

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 (R-4, R-5, R-6, NP-8, NP-10)

Land Use Category: Regional Commercial

Description of Land Use Category:

- Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial includes malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.
- Regional Commercial uses are typically located at intersection nodes at major arterial roadways, and interstate highways, along mass transit systems, or where an existing commercial area has been established. These commercial nodes are typically 20 acres or greater in area.
- Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument signage.
- Where possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Depending on the particular lot characteristics, some regional commercial centers could be candidates for commercial retrofit where additional buildings are constructed between the arterial and the existing buildings.

Permitted Zoning Districts: Neighborhood Commercial District, Commercial Districts, Office Districts (NC, C-1, C-2, C-3, O-1, O-2)

LAND USE OVERVIEW

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Commercial Business

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residence

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residence

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residence

Direction: West

Future Land Use Classification:

Low Density Residential and Community Commercial

Current Land Use:

Parking lot for business/ROW

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

There is no fiscal impact.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant seeks a Plan Amendment to “Regional Commercial” to rezone to “C-3” General Commercial District to expand an existing operating business into adjoining lots. The subject property is surrounded by properties with the “Low Density Residential” future land use designations. Regional Commercial uses are commonly located close to major arterial roadways and within a walking distance from transit systems. While the property is in proximity to Interstate 35, the property is located between streets classified as local and no transit systems within the area. The proposed land use change would also introduce “Regional Commercial” land uses and zoning, in a primarily residential single-family neighborhood, designated “Low Density Residential” land use.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700261

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-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: November 2, 2021