



City of San Antonio

Legislation Details (With Text)

File #: 18-1775

Type: Plan Amendment

In control: Planning Commission

On agenda: 2/14/2018

Title: PLAN AMENDMENT CASE # 18021 (Council District 5): A request by Patricia Villarreal for approval of a resolution to amend the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Regional Commercial” on the North 223.1 feet of Lot 1 and the North 223.1 feet of Lot 2, save and except the East 60 feet of the North 117 feet, Block 3, NCB 6777, located at 1102 Cupples Road. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018079)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 18021
(Associated Zoning Case Z2018079)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Plan Update History: February 18, 2010

Current Land Use Category: “Neighborhood Commercial”

Proposed Land Use Category: “Regional Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 14, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Jose Luis Gonzalez

Applicant: Patricia M Villarreal

Representative: Patricia M Villarreal

Location: 1102 Cupples Road

Legal Description: the north 223.1 feet of Lot 1 and the north 223.1 feet of Lot 2 except the east 60 feet north 117 feet, Block 3, NCB 6777

Total Acreage: 0.8543

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Applicable Agencies: None.

Transportation

Thoroughfare: Cupples Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Kirk Place

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Weir Avenue

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 62 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Update History: February 18, 2010

Plan Goals: Goal 3 - Economic Development: Improve the commercial corridors and the variety of goods, services and employment available 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 the residents' daily needs and bring vitality to the area.

Comprehensive Land Use Categories

Land Use Category: "Neighborhood Commercial"

Description of Land Use Category: This category provides for smaller intensity commercial uses such as

small scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barbers shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.

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

Comprehensive Land Use Categories

Land Use Category: “Regional Commercial”

Description of Land Use Category: This land use category includes high intensity commercial or automobile related uses that draw their customer base from a larger region, thus bringing more traffic and parking needs. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. These uses typically are 20 acres or greater in size. Examples of regional commercial uses include “big box” retail, large shopping centers like malls and “lifestyle centers,” large hotels and motels, major employment centers such as financial institutions, mid to high rise office complexes, large or specialty grocery stores, auto sales lots, and automotive repair centers.

Permitted Zoning Districts: “NC”, “C-1”, “C-2”, “C-2P”, “C-3”, “O-1”, “O-1.5”, “O-2”

Land Use Overview

Subject Property

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Auto Repair

Direction: North

Future Land Use Classification:

“Neighborhood Commercial”, “Low Density Residential”

Current Land Use Classification:

Restaurant, Single-Family Residence

Direction: East

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residences

Direction: South

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Retail Cellular Phone

Direction: West

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use:

Family Dollar

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Neighborhood Commercial” to “Regional Commercial” is requested in order to rezone the property from “C-2NA” Commercial Nonalcoholic Sales District and “R-6” Residential Single-Family District to “C-3” General Commercial District. The proposed land use change to “Regional Commercial” is not in agreement with the future land use of the surrounding properties. The area is predominately “Neighborhood Commercial” and “Low Density Residential”. The proposed amendment does not meet the criteria for “Regional Commercial” which are typically located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes and are on 20 acres lots.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the Kelly/South San PUEBLO Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018079

Current Zoning: "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: February 20, 2018