



City of San Antonio

Legislation Details (With Text)

File #: 20-1539

Type: Plan Amendment

In control: Planning Commission

On agenda: 2/12/2020

Title: PLAN AMENDMENT CASE PA-2020-11600001 (Council District 5): A request by Ashok Bakhta, representative, 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 "Low Density Residential" to "Community Commercial" on the west 80 feet of Lot 7, Block 36, NCB 3695, located at 546 Menefee Boulevard. Staff recommends Denial. (Associated Zoning Case Z-2020-10700005 CD) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment Case PA-2020-116000001
(Associated Zoning Case Z-2020-10700005)

SUMMARY:

Comprehensive Plan Component: Kelly / South San Pueblo Community Plan

Plan Adoption Date: February 18, 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 12, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Gabriel Gomez Jr

Applicant: Gabriel Gomez Jr

Representative: Ashok R. Bhakta

Location: 546 Menefee Boulevard

Legal Description: West 80 feet of Lot 7, Block 36, NCB 3695

Total Acreage: 0.6820

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Applicable Agencies: Lackland Airforce Base, Texas Department of Transportation

Transportation

Thoroughfare: Menefee

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 62

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Kelly / South San Pueblo Community Plan

Plan Adoption Date: February 18, 2010

Plan Goals:

The proposed Plan Amendment appears to conflict with the following Goals and Principles of the Kelly / South San Pueblo Community Plan:

Goal 2 Community Character and the Environment - Ensure neighborhood compliance with basic City codes and work toward the beautification of the community

Objective 7.3 Noise Level - Decrease the level of noise in Kelly Area neighborhoods

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category:

Low density residential land uses include single-family houses on individual lots. One accessory dwelling (granny flat or garage apartment) is permitted per lot and should reflect the appearance of the main structure. 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. Growth under this category of land use should be oriented toward the center of the neighborhood and located away from major arterials and high traffic areas and should ideally be within walking distance of elementary schools and neighborhood commercial uses.

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

Land Use Category: Community Commercial

Description of Land Use Category: This category provides for medium intensity commercial uses that serve a

market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials or higher order streets where already established. Examples of community commercial land uses include convenience stores with gasoline, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers. Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. Shared parking and internal circulation are encouraged with adjacent uses. Whenever possible, revitalized or redeveloped community commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.

Permitted Zoning Districts: NC C-1 C-2 C-2P O-1 O-1.5

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Construction Contractor Facility

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Dwellings

Direction: East

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Dwellings

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Dwellings

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Dwellings

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is within the Port San Antonio Regional Center but it is not within a premium transit corridor.

STAFF ANALYSIS & RECOMMENDATION:

Staff recommends Denial.

The applicant seeks an amendment in order to rezone to “C-2 CD” Commercial District with a Conditional Use for a Construction Contractor Facility. The proposed “Community Commercial” is consistent with the desired “C-2”.

The requested Plan Amendment places a higher intensity commercial designation in the middle of a low intensity residential neighborhood, with limited access and frontage. The proposed land use and rezoning is inappropriate to the area and is inconsistent with the existing “Low Density Residential” and current “R-6” Residential Single-Family zoning designation.

“Community Commercial” would further enable higher intensity “C-2” directly adjacent to single-family homes and “Low Density Residential”. Further, the plan calls for “Community Commercial” on large sites on intersections of corridors. The subject property is a narrow, interior lot within a “Low Density Residential” block.

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700005

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 1 District

Proposed Zoning: "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Construction Contractor Facility

Zoning Commission Hearing Date: February 18, 2020