



City of San Antonio

Legislation Details (With Text)

File #: 15-6510

Type: Plan Amendment

In control: City Council A Session

On agenda: 1/28/2016

Title: PLAN AMENDMENT #15060 (Council District 7): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of southern approximate 44 feet of Lots 25 and 26, Block 28, NCB 1989 located at 2327 North Zarzamora from "Neighborhood Commercial" to "Community Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2015294 CD) (Continued from December 3, 2015)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Aerial-PA 15060, 3. Signed Resolution PA 15060, 4. Draft Ordinance

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 15060
(Associated Zoning Case Z2015294 CD)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: Neighborhood Commercial

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 12, 2015. This case is continued from the July 8, 2015 and July 22, 2015 hearings.

Case Manager: Robert C. Acosta, Planner

Property Owner: Joel and Julieta Castillo

Applicant: Joel and Julieta Castillo

Representative: Joel and Julieta Castillo

Location: 2327 North Zarzamora Street

Legal Description: 0.1036 acres out of NCB 1989

Total Acreage: 0.1036

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Woodlawn Lake Community Association

Planning Team: 17

Applicable Agencies: None

Transportation

Thoroughfare: Zarzamora Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: Woodlawn Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: West Craig Place

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: West French Place

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bus stop along side of the subject property on Zarzamora Street.

ISSUE:

Plan Adoption Date: February 14, 2002

Update History: None

Goal 2, Objective 2.2: Business Development - Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environment.

Comprehensive Land Use Categories

Neighborhood Commercial: The Neighborhood Commercial land use category provides for offices, professional services, and shop front retail uses that are pedestrian-oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum of 5,000 square feet of the square footage of an existing building. Examples of Neighborhood Commercial uses include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. Drive-through establishments are not desirable. Live/ work units, allowing for residential use above commercial

space, as well as a limited number of apartments are preferred.

Example Zoning Districts:

NC, C1

Comprehensive Land Use Categories

Community Commercial: Community Commercial development includes a medium and high density land use that draws its customer base from a larger community. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include convenience stores with gas stations, grocery stores, apartments, and community shopping centers. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, and limited curb cuts to arterial streets, ample sidewalks, and well-designed monument signage. Community Commercial centers should be designed to create safe, attractive, and convenient vehicular and pedestrian linkages with adjoining land uses.

Example Zoning Districts:

NC, C-1, C-2P, C-2, O-1

Land Use Overview

Subject Property

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Use

North

Future Land Use Classification

Neighborhood Commercial

Current Use

Multi-Family Residences

East

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Uses

South

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Uses

West

Future Land Use Classification

Neighborhood Commercial

Current Use

Single and Multi-Family Residences

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to bring the subject property

into compliance with applicable zoning regulations. The subject property is currently zoned “C-2” Commercial District. The applicant was cited by Code Enforcement for a zoning violation; utilizing the property as a construction trades contractor facility, which requires industrial zoning. In order to accommodate this use, the applicant will be requesting to rezone to “C-2 CD” Commercial District with a Conditional Use for a Construction Trades Contractor Facility. Rezoning to a Conditional Use avoids a land use change to Industrial. The subject property’s location along Zarzamora Street, a major arterial, together with its close proximity to existing neighborhood commercial uses and residential uses, make it inappropriate for the Community Commercial land use classification. The development of the subject property with the Community Commercial land use classification and proposed industrial use would significantly alter the existing development pattern and conflict with the goals of the Near Northwest Plan of promoting compatibility and appropriateness between uses.

ALTERNATIVES:

1. Recommend approval of the proposed amendment to the Near Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends denial. The subject property’s location along Zarzamora Street, a major arterial, together with its close proximity to existing neighborhood commercial uses and residential uses, make it inappropriate for the Community Commercial land use classification. The development of the subject property with the Community Commercial land use classification and proposed industrial use would significantly alter the existing development pattern and conflict with the goals of the Near Northwest Plan of promoting compatibility and appropriateness between uses.

PLANNING COMMISSION RECOMMENDATION: Approval (9-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015294 CD

Current Zoning: "C-2 NCD AHOD" Commercial District Neighborhood Conservation District Airport Hazard Overlay District

Proposed Zoning: "C-2 CD NCD AHOD" Commercial Woodlawn Conservation Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractor Facility

Zoning Commission Hearing Date: November 3, 2015