



City of San Antonio

Legislation Details (With Text)

File #: 19-4686

Type: Plan Amendment

In control: Planning Commission

On agenda: 6/12/2019

Title: PLAN AMENDMENT # PA-2019-11600028 (Council District 1): A request by Phillip Zamora, applicant, for a resolution to amend the Greater Dellview Community Plan from "Low Density Residential" to "Community Commercial" on Lot 12 and Lot 13, Block 106, NCB 7221, located at 907 and 911 Clower Street. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z2019-10700104) (Michael Pepe, Planner, Michael.Pepe@SanAntonio.gov, 210-207-8208, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 2019-11600028
(Associated Zoning Case Z2019-10700104)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Community Plan

Plan Adoption Date: September 29, 2005

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 12, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Phillip Zamora

Applicant: Phillip Zamora

Representative: Alessa Rodriguez

Location: 907 and 911 Clower St

Legal Description: Lot 12 and Lot 13, Block 106, NCB 7221

Total Acreage: 0.3214

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Central Los Angeles Heights

Applicable Agencies: None

Transportation

Thoroughfare: Clower

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA Bus routes are within walking distance of the subject property. Routes: 2, 202, 651

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Greater Dellview Community Plan

Plan Adoption Date: September 29, 2005

Plan Goals:

- Goal 2: Neighborhood Commercial Revitalization
Promote the growth and development of local businesses and create attractive and viable commercial environments that draw new customers and diverse businesses
- Objective 2.1: Commercial Corridors Assessment: Develop data to inform the economic development process and prioritize critical needs
- Objective 2.4: Small Business Development: Foster an environment that promotes, encourages and supports small business development

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category: This category allows for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from rights of way with high traffic frequencies, centralized to the core of neighborhoods, and ideally be within walking distance of elementary schools, and neighborhood commercial uses. Additionally, the community recognizes and appreciates varying degrees of density that currently exist within predominantly single-family districts. However, if there are existing multi-family uses that were built as single family structures, the preference is that the structure return to a low density residential use whenever feasible. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

Permitted Zoning Districts: R-4, R-6, R-5, 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, the intersection of two arterials, or along arterials where already established. Examples of community commercial land uses include convenience stores with gasoline, car washes, 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 located behind the principal structure and 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-2, C-1, O-1, C-2P, O-2

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 shopfront retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established. Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barbers shops, bookstores, copy service, dry cleaning, or convenience stores without gasoline. 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 residential uses. Whenever possible, parking should be located in the back of the structure, monument signage is encouraged, and lighting should be directed onto the site, away from adjoining properties.

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

Land Use Overview

Subject Property

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Commercial

Direction: North

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Commercial

Direction: East

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Commercial

Direction: South

Future Land Use Classification:

“Neighborhood Commercial”, “Low Density Residential”

Current Land Use Classification:

Commercial, Residential

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use:

Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located not located within a Regional Center. The property is located within a half mile of a Premium Transit Corridor.

ANALYSIS AND RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial, with an Alternative recommendation for “Neighborhood Commercial” on Lot 12 (907 Clower Street). Staff recommends Denial of “Community Commercial” on Lot 13 (911 Clower Street).

The requested “Community Commercial” land use is not consistent with the existing “Neighborhood Commercial” along this corridor. Staff recommends “Neighborhood Commercial” for the lot nearest Blanco Road (Lot 12). Staff recommends denial of “Community Commercial” for Lot 13. Additional encroachment into the neighborhood is not supported. If the applicant seeks to rezone the property a conditional use may be requested.

ALTERNATIVES:

1. Recommend Approval of proposed amendments to both lots to the Greater Dellview Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700104

Current Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District

Zoning Commission Hearing Date: June 18, 2019