



City of San Antonio

Legislation Details (With Text)

File #: 17-6221

Type: Plan Amendment

In control: Planning Commission

On agenda: 11/13/2017

Title: PLAN AMENDMENT CASE # 17071 (Council District 1): A request by Gerardo and Florestela Santos for approval of a resolution to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Mixed Use" on 0.1490 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017236)

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: 1

SUBJECT:

Plan Amendment 17071
(Associated Zoning Case Z2017236)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 13, 2017

Case Manager: Erica Greene, Planner

Property Owner: Gerardo and Florestela Santos

Applicant: Gerardo and Florestela Santos

Representative: Gerardo and Florestela Santos

Location: 802 Hermine Boulevard

Legal Description: 0.1490 acres out of NCB 9736

Total Acreage: 0.1490 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Northmoor Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Hermine Boulevard

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Blanco Road

Existing Character: Local Street

Proposed Changes: None

Public Transit:

VIA bus route #2 is within walking distance of the subject property.

ISSUE:

Plan Adoption Date: September 29, 2005

Update History: None

Plan Goal: Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses.

Comprehensive Land Use Categories

Neighborhood Commercial: This category provides for smaller intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shop front retail that serve 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.

Example Zoning Districts:

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

Comprehensive Land Use Categories

Mixed Use: This category provides for a well-planned and integrated blend of higher density residential with retail, or professional services, office, entertainment, or other land uses. The integration of uses should occur within structures, as well as across the development site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures. Mixed Use is preferred along arterials, preferably in a nodal, or clustered, pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway. New mixed use developments on larger scale sites, such as with a “town center” concept, should be planned to integrate with existing, adjacent uses through well connected road and pedestrian networks. The building materials and architectural design of a mixed use development should stress quality, including façade and streetscape enhancements, open space, and landscaping.

Example Zoning Districts:

NC, C-1, C-2P, C-2, O-1, O-2, RM-4, RM-5, RM-6, MF-25, MF-33, MR-40, UD, MXD, TOD, IDZ

Land Use Overview

Subject Property

Future Land Use Classification

Neighborhood Commercial

Current Use

Single-Family Residence

North

Future Land Use Classification

Neighborhood Commercial

Current Use

Single-Family Residence

East

Future Land Use Classification

UZROW

Current Use

Blanco Road

South

Future Land Use Classification

Community Commercial

Current Use

Used Auto Sales

West

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant requests this Plan Amendment and associated zoning change to utilize the existing structure as a boutique and a duplex. The subject property is a corner lot surrounded by both residential and commercial properties that will act as a buffer to the surrounding “Low Density Residential” and “Neighborhood Commercial” land uses. The proposed amendment to “Mixed Use” land use will not significantly alter the land use pattern or character of the immediate area as the proposed change supports the Greater Dellview Area Community Plan that proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses. The proposed amendment to “Mixed Use” is an appropriate fit that supports the accommodation of growth within this area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Greater Dellview Area Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017236

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

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses Permitted in "C-2" Commercial District and a duplex

Zoning Commission Hearing Date: November 21, 2017