



City of San Antonio

Legislation Details (With Text)

File #: 13-1318

Type: Plan Amendment

In control: City Council A Session

On agenda: 1/16/2014

Title: PLAN AMENDMENT # 14006 (District 5): An Ordinance amending the future land use plan contained in the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.3076 acre tract of land located at 1721 Quintana Road from Community Commercial to Mixed Use. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014019)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. PC Resolution, 3. Draft Ordinance, 4. Ordinance 2014-01-16-0034

Date	Ver.	Action By	Action	Result
1/16/2014	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Plan Amendment 14006

SUMMARY:

An Ordinance amending the future land use plan contained in the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.3076 acre tract of land located at 1721 Quintana Road from Community Commercial to Mixed Use.

The Department and Planning Commission recommend approval. The change to Mixed use would be appropriate as it would allow the applicant to seek an appropriate zoning classification from I-1, Industrial, to a more appropriate zoning designation that will accommodate compatible and desired uses within the corridor.

BACKGROUND INFORMATION:

Applicant: Andrew C. Guerrero

Owner: Ashok Bhakta

Property Location: 1721 Quintana Road

Acreage: 0.3076

Current Land Use of site: Vacant lot

Adjacent Land Uses:

N: designated Community Commercial; occupied by Single-Family Homes, CPS Installation and Commercial uses

E: designated Medium Density Residential and Neighborhood Commercial; occupied by Single-Family Homes and

Commercial Uses

S: designated Community Commercial; occupied by Single and Multi-Family Homes

W: designated Heavy Industrial; occupied by a Rail Road Yard

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Update History: June 18, 2009 and February 18, 2010

Plan Goals:

Goal 3: 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.

Objective 3.2: Attract and support a variety of businesses in a walkable, mixed-use environment.

LAND USE ANALYSIS:

The subject property is located along the west side of Quintana Road north of the intersection of Quintana Road and Southcross Street, within the Kelly/South San PUEBLO Community Plan. The subject property consists of a vacant lot and has single-family homes, a CPS installation and commercial uses to the north, single-family and commercial uses to the east, single and multi-family homes to the south and a Union Pacific Rail Yard to the west. The Kelly/South San PUEBLO Community Plan classifies the subject property and the areas to the north and south as Community Commercial, the area to east as Medium Density Residential and Neighborhood Commercial and the area to the west as Heavy Industrial. The applicant requests to change the future land use from Community Commercial to Mixed Use.

The applicant requests this plan amendment and associated zoning change in order to allow for the development of the property as a multi-family complex. The change to Mixed use would be appropriate as it would allow the applicant to seek an appropriate zoning classification from I-1, Industrial, to a more appropriate zoning designation that will accommodate compatible and desired uses within the corridor. A Mixed Use classification allows for a blend of residential and commercial uses that could benefit from being located on an arterial and will add to the buffer between the heavy industrial uses to the west and the existing single, multi-family and commercial uses. The Mixed Use classification would support the goals of the Kelly/South San PUEBLO Community Plan of promoting economic growth in the area along arterials and in established commercial areas. The proposed use should have minimal impact on adjacent properties.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identifies Quintana Road and Southcross Street as Secondary Arterial Type B. Baker Street and Tampa Street are local streets. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop at the corner of Quintana Road and Tampa Street. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

COMMUNITY FACILITIES ANALYSIS:

The South San Community Center and St. Philip's College Southwest Campus are within walking distance. Dwight Middle School, Athens Elementary and San Antonio Fire Station 23 are within close proximity. The existing community facilities could support any additional demand generated by the requested future land use change.

ALTERNATIVES:

No action will maintain the current future land use classification of Community Commercial.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. The change to Mixed use would be appropriate as it would allow the applicant to seek an appropriate zoning classification from I-1, Industrial, to a more appropriate zoning designation that will accommodate compatible and desired uses within the corridor. A Mixed Use classification allows for a blend of residential and commercial uses that could benefit from being located on an arterial and will add to the buffer between the heavy industrial uses to the west and the existing single, multi-family and commercial uses. The Mixed Use classification would support the goals of the Kelly/South San PUEBLO Community Plan of promoting economic growth in the area along arterials and in established commercial areas. The proposed use should have minimal impact on adjacent properties.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: December 4, 2013

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: November 15, 2013

No. of notices mailed 10 days prior to Public Hearing: 17 to owners of property within 200 feet; 32 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Quintana Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014019

Current zoning: I-1

Proposed zoning: MF-25

Zoning Commission Public Hearing Date: December 17, 2013

Approval.