



City of San Antonio

Agenda Memorandum

File Number: 17-4722

Agenda Item Number:

Agenda Date: 8/23/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 17067

(Associated Zoning Case Z2017223)

SUMMARY:

Comprehensive Plan Component: Kelly/ South San Pueblo Community Plan

Plan Adoption Date: February 18, 2010

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Business/ Office Park"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 23, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Roberto Alarcan

Applicant: Roberto Alarcan

Representative: Roberto Alarcan

Location: 1320 Somerset Road

Legal Description: Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523; located at 1320 Somerset Road.

Total Acreage: 0.6254 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Transportation

Thoroughfare: Somerset Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: West Pyron Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #51 and #251 are within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Kelly/ South San Pueblo Community Plan

Plan Adoption Date: February 18, 2010

Plan Goals: To increase Mixed Use along Major and Minor Corridors and to update compliments the mixed use and neighborhood commercial adjacencies throughout the area

Comprehensive Land Use Categories

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 shop front retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established.

Permitted Zoning Districts: NC, C-1, 0-1

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.

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

Land Use Category: Business/Office Park

Description of Land Use Category: This category includes medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing and warehousing functions for private corporations. Development in this category should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses in this category should be separated from residential areas with landscaping buffers and should feature monument signage and lighting that is oriented away from adjacent sites

Permitted Zoning Districts: O-1.5, O-2, C-3, BP, L

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Restaurant, Professional Office

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential, Churches

Direction: South

Future Land Use Classification:

Neighborhood Commercial, Medium Density Residential

Current Land Use Classification:

Multi- Family Apartments, Single Family Residential

Direction: West

Future Land Use Classification:

Neighborhood Commercial, Low Density Residential

Current Land Use:

Auto Sales and Auto Repair, Single Family Residential

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center or within a Premium Transit Corridor.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant's request for a change to the Kelly/South San Pueblo Plan from "Neighborhood Commercial" to "Office/Business Park" is inconsistent with the current pattern of land uses in the surrounding area and is an inappropriate category to act as a buffer from the existing residential uses within the abutting "Low Density Residential" category.

ALTERNATIVES:

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: Z2017223

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District
Proposed Zoning: "L" Light Industrial Airport Hazard Overlay District
Zoning Commission Hearing Date: September 05, 2017