



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-1779

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**Agenda Item Number:** P-2.

**Agenda Date:** 9/18/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Roderick J. Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 14065

**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 approximately 0.7807 of an acre of land, being Lot 13, Block 2, and NCB 11306 located in the 1400 Block of Thompson Place from **Medium Density Residential** land use to **Community Commercial** land use.

The Department and Planning Commission recommend approval. The proposed amendment to Community Commercial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding area.

**BACKGROUND INFORMATION:**

**Case Manager:** Robert C. Acosta, Planner

**Applicant:** Kaufman & Killen, Inc.

**Owner:** Jose Luis Gonzalez Living Trust

**Property Location:** 1400 Block of Thompson Place

**Acreage:** 0.7807

**Current Land Use of site:** Vacant Lot

**Adjacent Land Uses:**

**N:** designated Public Institutional, Low Density Residential and Neighborhood Commercial; occupied by School, Single-Family Home and Vacant Lot

**E:** designated Medium Density Residential; occupied by Commercial Building

**S:** designated Low Density Residential; occupied by Single-Family Homes

**W:** designated Medium Density Residential; occupied by Single/Multi-Family Homes

**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 on the south side of Thompson Place between 27<sup>th</sup> Street and Cupples Road. The applicant requests this plan amendment and associated zoning case in order to develop the property, including the adjacent commercially zoned tract, with commercial uses.

The subject property's location on a collector street, coupled with the mix of multi-family uses to the west, and its close proximity to the community-scale commercial uses along General McMullen to the west and Cupples Road to the east, both major arterials, make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding area. The Community Commercial land use classification supports the Kelly/South San PUEBLO Community Plan objectives of promoting economic growth in the area along its corridors and in established commercial areas.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

The City's Major Thoroughfare Plan identified Cupples Road as a Secondary Arterial Type B and General McMullen as a Primary Arterial Type A. State Highway 90 is a freeway. 27<sup>th</sup> Street and Academy Street are local streets and Thompson Place is a collector. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop on the side of the subject property along Thompson Place. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**COMMUNITY FACILITIES ANALYSIS:**

John F. Kennedy High School, Brentwood Middle School, and St. John Berchman Church and School are within walking distance. The existing community facilities could support additional demand generated by the requested land use change.

**ALTERNATIVES:**

No action will maintain the current future land use classification of Medium Density Residential.

**FISCAL IMPACT:**

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

**RECOMMENDATION:**

**DEPARTMENT RECOMMENDATION:**

Approval. The subject property's location on a collector street, along with the mix of multi-family uses to the west, and its close proximity to the community scale commercial uses along General McMullen to the west and Cupples Road to the east, both major arterials, make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding area. The Community Commercial land use classification supports the Kelly/South San PUEBLO Community Plan objectives of promoting economic growth in the area along its corridors and in established commercial areas.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: July 23, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: July 3, 2014

No. of notices mailed 10 days prior to Public Hearing: 26 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: Thompson Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014203**

Current zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Public Hearing Date: August 19, 2014

Approval.