



City of San Antonio

Agenda Memorandum

File Number: 15-1312

Agenda Item Number: P-1.

Agenda Date: 2/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment 15008

(Associated Zoning Case Number Z2015063)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Current Land Use Category: Community Commercial

Proposed Land Use Category: Light Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 14, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Bradford D. and Susan S. Beldon

Applicant: Kaufman & Killen, Inc.

Representative: Kaufman & Killen, Inc.

Location: Approximately 1.03 acres of land in NCB 11687 generally located at 5100 block of West Avenue

Total Acreage: 1.03 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Greater Dellview Area NA

Greater Dellview Area Planning Team: 27

Applicable Agencies: None

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial Type B.

Proposed Changes: None

Thoroughfare: Jackson Keller Road

Existing Character: Secondary Arterial Type B.

Proposed Changes: None

Thoroughfare: Loop 410

Existing Character: Freeway

Proposed Changes: None

Public Transit:

There is a VIA bus stop one block east at the corner of West Avenue and Jackson Keller.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Update History: None

Plan Goals: Goal 3: Commercial Development: Type, Form and Appearance

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

Community Commercial: 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.

Example Zoning Districts:

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

Comprehensive Land Use Categories

Light Industrial: This classification includes a mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Sites developed in this category should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor’s suppliers and warehousing.

Example Zoning Districts:

O-2, C-3, BP, L, I-1, MI-1

Land Use Overview

Subject Property

Future Land Use Classification

Community Commercial

Current Use

Vacant Lots

North

Future Land Use Classification

Community Commercial

Current Use

Commercial Uses

East

Future Land Use Classification

Community Commercial

Current Use

Commercial Uses

South

Future Land Use Classification

Parks Open Space, Public Institutional and Light Industrial

Current Use

Drainage easement, Public Utilities Facility, and Industrial Uses

West

Future Land Use Classification

Community Commercial

Current Use

Commercial Uses

LAND USE ANALYSIS:

The subject property is located along the west side of West Avenue just south of the intersection of West Avenue and Jackson Keller Road, within the Greater Dellview Area Community Plan. The subject property consists of two vacant lots with a vacant single family residence and has abutting commercial uses to the north, east and west and a drainage easement and industrial uses to the south.

The applicant requests this plan amendment and associated zoning change in order to construct a Contractors Facility and office building on the subject property. The subject property’s location in an area to the rear of existing commercial uses with limited accessibility, along with the general surrounding conditions which include a drainage easement to the south and its close proximity to Jackson Keller Road and Loop 410, make it appropriate for the Light Industrial classification. While the subject property is designated as Community Commercial its location does not allow for an economically viable commercial use, consequently, a change in land use would be acceptable. The proposed amendment to Light Industrial classification for the subject property will provide consistency with the adjacent Light Industrial uses to the south.

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.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The subject property's location in an area to the rear of existing commercial uses with limited accessibility, along with the general surrounding conditions which include a drainage easement to the south and its close proximity to Jackson Keller Road and Loop 410, make it appropriate for the Light Industrial classification.

PLANNING COMMISSION RECOMMENDATION:

Approval. Resolution Attached

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015063

Current Zoning: "MF-33" Multi-Family District

Proposed Zoning: "L" Light Industrial District

Zoning Commission Hearing Date: January 20, 2015

Zoning Commission Recommendation:

Approval.