



City of San Antonio

Legislation Details (With Text)

File #: 16-1536
Type: Plan Amendment
In control: City Council A Session
On agenda: 2/18/2016
Title: PLAN AMENDMENT # 16022 (Council District 1): An Ordinance amending the future land use plan contained in the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 8A-11A, Block 9, NCB 9017 located at 4800 San Pedro Avenue from "Neighborhood Commercial" to "Community Commercial." Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2016080 CD)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. Signed Resolution_PA 16022, 4. Ordinance 2016-02-18-0116

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 16022
(Associated Zoning Case Z2016080 CD)

SUMMARY:

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: Neighborhood Commercial

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 27, 2016

Case Manager: Erica Greene, Planner

Property Owner: M&M San Antonio Properties

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 4800 San Pedro Avenue

Legal Description: 0.3382 acres of land out of NCB 9017

Total Acreage: 0.3382 acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Edison and Olmos Park Terrace

Applicable Agencies: None

Transportation

Thoroughfare: San Pedro Avenue

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Clower Street

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA #4 bus stop near the subject property on San Pedro Avenue.

ISSUE:

Plan Adoption Date: February 14, 2002

Update History: April 9, 2008

GOAL 13: Community Safety & Appearance Establish a clean, safe, and aesthetically pleasing living environment for the residents of the North Central Community.

Comprehensive Land Use Categories

Neighborhood Commercial: Neighborhood Commercial provides small areas for offices, professional services, service and shop front retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).

Example Zoning Districts:

NC, C-1

Comprehensive Land Use Categories

Community Commercial: Community Commercial development includes medium to high density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

Example Zoning Districts:

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

Land Use Overview

Subject Property

Future Land Use Classification

Neighborhood Commercial

Current Use

Auto Repair

North

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Business Building

East

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

South

Future Land Use Classification

Neighborhood Commercial

Current Use

Gas Station

West

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change for the proposed use of commercial development on the subject property. The subject property is located on the corner block of San Pedro Avenue and Clower Street, which is a local street that divides surrounding residential neighborhoods. The Community Commercial classification does not support the North Central Neighborhoods Community Plan objectives of promoting improvements to the overall appearance of community structures in the North Central planning area. The existing land use designation as it presently stands is appropriate as Neighborhood Commercial as it is intended for light commercial uses to complement the existing primarily, residential areas.

ALTERNATIVES:

1. Recommend denial of the proposed amendment.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends denial. The subject property's location with its proximity to a local street (Clower Street), and being adjacent to existing single-family residential uses makes it inappropriate for the Community Commercial land use classification.

PLANNING COMMISSION RECOMMENDATION: Approval (9-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015080 CD

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service)

Zoning Commission Hearing Date: February 2, 2016