



City of San Antonio

Legislation Details (With Text)

File #: 16-2193

Type: Plan Amendment

In control: City Council A Session

On agenda: 5/5/2016

Title: PLAN AMENDMENT # 16030 (Council District 5): An Ordinance amending the future land use plan contained in the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.4001 acres out of Lot 8, Block 38, NCB 3697 located at 802 Brady Boulevard from "Low Density Residential" to "Neighborhood Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016099)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA_16030, 2. Aerial-PA _16030, 3. PA 16030 Signed Resolution, 4. Draft Ordinance, 5. Ordinance 2016-05-05-0328

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 16030
(Associated Zoning Case Z2016099)

SUMMARY:

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 3, 2007

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Neighborhood Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 9, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: George Abraham

Applicant: George Abraham

Representative: George Abraham

Location: 802 Brady Boulevard

Legal Description: 0.4001 acres out of Lot 8, Block 38, NCB 3697

Total Acreage: 0.4001

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Brady Boulevard

Existing Character: Local Street

Proposed Changes: None.

Thoroughfare: Driftwood Street

Existing Character: Local Street

Proposed Changes: None.

Public Transit: There are no VIA Bus Routes near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 3, 2007

Plan Goals: Goal 19: Enhance Physical Environment - Promote a more sustainable community by strengthening the focus on the physical environment within the planning area.

Objective 19.3 - Encourage the development of vacant and substandard parcels

Objective 19.4 - Promote compatibility between businesses and residents

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category: Small scale retail or offices, professional services and convenience retail that serves neighborhood market.

Located at intersection of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates a yard or landscaping buffer to residential uses.

Examples include flower shops, small restaurants, lawyer's offices, coffee shops, barbers shops, book stores, dry cleaning, or convenience stores without gasoline.

Permitted Zoning Districts: R3, R4, R5, R6

Comprehensive Land Use Categories

Land Use Category: Neighborhood Commercial

Description of Land Use Category: Single-family homes on individual lots, on streets with low traffic volumes.

Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks and a community center may be encouraged in this category.

Pre-existing commercial buildings less than 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

Permitted Zoning Districts: NC, C1

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Vacant Single Family Residence

North

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

East

Future Land Use Classification

Low Density Residential

Current Use

Railroad, Single Family Residences

South

Future Land Use Classification

Low Density Residential

Current Use

Vacant, Railroad

West

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

Land Use Analysis

The current land use designation, under the Guadalupe Westside Community Plan, is Low Density Residential, which is suitable for the subject property. However, this plan amendment and associated rezoning are being requested for the development and improvement of the subject property as a convenience store and laundromat. The requested “C-1” Light Commercial is permitted under the Neighborhood Commercial land use designation. The requested Neighborhood Commercial land use designation is appropriate as the property is on a corner lot that serves as a buffer for the single residential uses to the west and the railway to the east. Furthermore, the subject property currently has a vacant structure and could be better utilized for commercial purposes.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Guadalupe Westside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends Approval. The requested land use change will allow the development of convenience store and laundromat will not have any significant negative impact on the surrounding land.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016099

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

Proposed Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: March 15, 2016