



City of San Antonio

Legislation Details (With Text)

File #: 17-1787

Type: Plan Amendment

In control: Planning Commission

On agenda: 3/8/2017

Title: PLAN AMENDMENT # 17025 (Council District 4): A request by Sherfey Engineering Company, LLC for approval of a resolution to amend the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Parks/Open Space" to "Community Commercial" on 18.36 acres out of NCB 15269, located in the 5400 Block of Ray Ellison Boulevard. Staff recommends Approval. (Nyiah Acosta, Planner (210) 207-8302, Nyiah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017074)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. LU Map, 3. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment 17025

(Associated Zoning Case Z2017074)

SUMMARY:

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: August 18, 2005

Current Land Use Category: "Low Density Residential" and "Parks/Open Space"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 8, 2017

Case Manager: Nyiah Acosta, Planner

Property Owner: VPH Properties, Ltd.

Applicant: Sherfey Engineering Company, LLC

Representative: JoEmma P. Sherfey, P.E.

Location: 5400 Block of Ray Ellison Boulevard

Legal Description: 18.36 acres out of NCB 15269

Total Acreage: 18.36

Notices Mailed

Owners of Property within 200 feet: 66

Registered Neighborhood Associations within 200 feet: People Active in Community Effort, Southwest Community Association, and Valley Forest Neighborhood Association

Applicable Agencies: Parks, Lackland

Transportation

Thoroughfare: Ray Ellison Boulevard

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Old Pearsall Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Holm Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit:

VIA route 614 is within walking distance of the subject property.

ISSUE:

Plan Adoption Date: August 18, 2005

Update History: June 16, 2011

Goal 1- Economic Development: Attract new businesses, services and retail establishments to the United Southwest Communities.

Comprehensive Land Use Categories

Low Density Residential: includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Example Zoning Districts:

R-4, R-5, R-6, NP-8, NP- 10, NP-15, and UD

Comprehensive Land Use Categories

Parks and Open Space: includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Comprehensive Land Use Categories

Community Commercial: includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

Example Zoning Districts:

O-1.5, C-1, C-2, C-2P and UD

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential and Parks/Open Space

Current Use

Vacant Lots

North

Future Land Use Classification

Low Density Residential and Parks/Open Space

Current Use

Vacant Lot

East

Future Land Use Classification

Community Commercial

Current Use

Vacant Lots

South

Future Land Use Classification

Community Commercial and Public/Institutional

Current Use

Vacant Lots and Shepard Middle School

West

Future Land Use Classification

Community Commercial, Parks/Open Space, and Low Density Residential

Current Use

Vacant Lots

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to have commercial uses on the subject property. The subject property is located on a large tract of land that is surrounded by vacant lots and single-family residences to the north and east. The subject property is also at the intersection of two major arterials Ray Ellison Boulevard and Old Pearsall Road. Smaller scale commercial and retail uses would provide services for this as well as become an economic and social benefit to the area. The Community Commercial classification supports the United Southwest Communities Plan's objective of promoting economic development by attracting new business, services and retail establishments.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the United Southwest Communities 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 on the neighborhood's perimeter facing two secondary arterials, combined with the general surrounding conditions which include a vast amount of vacant property and residential uses, makes it appropriate for the Community Commercial land use classification.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017074

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

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

Zoning Commission Hearing Date: March 21, 2017