



City of San Antonio

Legislation Details (With Text)

File #: 18-1205
Type: Plan Amendment
In control: Planning Commission
On agenda: 1/10/2018
Title: PLAN AMENDMENT CASE # 18014 (Council District 5): A request by Raul Salazar for approval of a resolution to amend the Kelly South/San Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Regional Commercial" on Lot 38, Block 33 and Block 35, NCB 3694, located at 435 Menefee Boulevard. Staff recommends Denial. (Kayla Leal, Planner (210-207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018055)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment PA 18014
(Associated Zoning Case Z2018055 S)

SUMMARY:

Comprehensive Plan Component: Kelly/South San P.U.E.B.L.O. Community Plan

Plan Adoption Date: February 2007

Plan Update History: February 18, 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 10, 2018

Case Manager: Kayla Leal

Property Owner: Camilo V. Garcia

Applicant: Camilo V. Garcia

Representative: Raul Salazar

Location: 435 Menefee Boulevard

Legal Description: Lot 38, Block 33 and Block 35, NCB 3694

Total Acreage: 0.96

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Applicable Agencies: TXDOT

Transportation

Thoroughfare: Menefee Boulevard

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a bus stop (Stop #53493) south of the property located at the corner of Kirk Place and Barclay Street and is along Bus Routes 251 and 62.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San P.U.E.B.L.O. Community Plan

Plan Adoption Date: February 2007

Update History: February 18, 2010

Plan Goals: The Kelly/South San P.U.E.B.L.O. Community Plan does not have designated plan goals.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low density residential land uses include single-family houses on individual lots. One accessory dwelling (granny flat or garage apartment) is permitted per lot and should reflect the appearance of the main structure.

Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. Growth under this category of land use should be oriented toward the center of the neighborhood and located away from major arterials and high traffic areas and should ideally be within walking distance of elementary schools and neighborhood commercial uses.

Permitted Zoning Districts: R-4, R-5, R-6, R-20

Land Use Category: “Regional Commercial”

Description of Land Use Category: This land use category includes high intensity commercial or automobile related uses that draw their customer base from a larger region, thus bringing more traffic and parking needs. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. These uses typically are 20 acres or greater in size. Examples of regional commercial uses include “big box” retail, large shopping centers like malls and “lifestyle

centers,” large hotels and motels, major employment centers such as financial institutions, mid to high rise office complexes, large or specialty grocery stores, auto sales lots, and automotive repair centers.

The design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage. Regional Commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Buffering is required if this use abuts a residential use. Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Whenever possible, revitalized or redeveloped regional commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.

Permitted Zoning Districts: NC, C-1, C-2, C-2P, C-3, O-1, O-1.5, O-2

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residence

Direction: North

Future Land Use Classification:

TXDOT Right-of-Way

Current Land Use Classification:

US Highway 90

Direction: East

Future Land Use Classification:

“Regional Commercial” and “Low Density Residential

Current Land Use Classification:

Construction Contractor Facility, Single-Family Residential

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residential

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use:

Single-Family Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The applicant is requesting the plan amendment to “Regional Commercial” in order to expand an existing Construction Contractor Facility. The subject property is along Menefee Boulevard which is a local street. Aside from the existing construction contractor facility, that area is predominantly single-family residential. The land use designation “Regional Commercial” is too intense for its location in the middle of a single-family residential neighborhood. The Kelly/South San P.U.E.B.L.O. Community Plan states the “Regional Commercial” land use designation include high intensity commercial or automobile related uses that draw their customer base from a larger region, thus bringing more traffic and parking needs. This type of land use is not appropriate for its location within a neighborhood on a local street.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the Kelly/South San P.U.E.B.L.O. Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018055 S

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

Proposed Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility

Zoning Commission Hearing Date: January 16, 2018