



City of San Antonio

Legislation Details (With Text)

File #: 18-1713
Type: Plan Amendment
In control: City Council A Session
On agenda: 2/15/2018
Title: PLAN AMENDMENT CASE # 18017 (Council District 5): An Ordinance amending 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 "Community Commercial" on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018064)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2018-02-15-0136

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 18017
(Associated Zoning Case Z2018064)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Plan Update History: February 18, 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 10, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Ramiro Reyes

Applicant: Ramiro Reyes

Representative: Ramiro Reyes

Location: 2634 Southwest 34th Street

Legal Description: Lots 23 and 24, Block 5, NCB 11370

Total Acreage: 1.9972

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Transportation

Thoroughfare: Growdon Road

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Southwest 34th Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 524 is approximately one-mile from the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Update History: February 18, 2010

Plan Goals: Goal 3 - Economic Development: Improve the commercial corridors and the variety of goods, services and employment available in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meet the residents' daily needs and bring vitality to the area.

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: Community Commercial

Description of Land Use Category: 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, or the intersection of two arterials, or along arterials or higher order streets where already established. Examples of community commercial land uses include convenience stores with gasoline, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers. Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. Shared parking and internal circulation are encouraged with adjacent uses. Whenever possible, revitalized or redeveloped community commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.

Related Zoning Districts:

NC C-1 C-2 C-2P O-1 O-1.5

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Concrete Batching Plant

Direction: East

Future Land Use Classification:

“Low Density Residential”, “Open Space”

Current Land Use Classification:

Vacant Lot, Mobile Home

Direction: South

Future Land Use Classification:

“Open Space”

Current Land Use Classification:

Vacant Lot

Direction: West

Future Land Use Classification:

“Business Park”

Current Land Use:

Salvage Yard

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Port San Antonio Regional Center. The subject property is not within ½ of a mile of Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (10-0) recommend Approval.

The proposed land use amendment from “Low-Density Residential” to “Community Commercial” is requested in order to rezone the property from “R-6” Residential Single-Family District to “C-2 CD” Commercial District with Conditional Use for an Office/Warehouse. The property is located on a corner lot and is buffered to the north and west by commercial and industrial uses. The requested “Community Commercial” is an appropriate future land use designation for the property and the surrounding area. The eastern portion of Southwest 34th Street is “Low Density Residential” and “Community Commercial” allows reasonable commercial uses to buffer and compliment residential areas.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Kelly/South San PUEBLO Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018064 CD

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

Proposed Zoning: “C-3 AHOD” General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: February 6, 2018