



City of San Antonio

Legislation Details (With Text)

File #: 18-2629

Type: Plan Amendment

In control: Planning Commission

On agenda: 4/11/2018

Title: PLAN AMENDMENT CASE # 18045 (Council District 2): A request by Patrick W. Christensen for approval of a resolution to amend the North Central Neighborhoods 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 Lot 18, Lot 19, Lot 20 and Lot 21, Block 1, NCB 10110, located at 153 Avenue Del Rey. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018151)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 18045
(Associated Zoning Case Z2018151)

SUMMARY:

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 11, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Boyd Real Estate Investments

Applicant: Boyd Real Estate Investments

Representative: Patrick W. Christensen

Location: 153 Avenue Del Rey

Legal Description: Lot 18, Lot 19, Lot 20 and Lot 21, Block 1, NCB 10110

Total Acreage: 0.5969

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: North Shearer Hills Neighborhood Association

Applicable Agencies: None.

Transportation

Thoroughfare: Avenue Del Rey

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 4 and 204 are within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals: GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. 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 accessibility.

Permitted Zoning Districts: “R-4”, “R-5”, “R-6”, “R-20”, “NP-8”, “NP-10”, “NP-15”

Land Use Category: “Community Commercial”

Description of Land Use Category: 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.

Permitted Zoning Districts: “NC”, “C-1”, “C-2”, “O-1”

Land Use Overview

Subject Property

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Vacant Lots, Parking Lot

Direction: North

Future Land Use Classification:

“Low Density Residential”, “Community Commercial”

Current Land Use Classification:

Single-Family Residence, Fourplex, Auto Repair, Parking Lot, Retail Center

Direction: East

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Restaurant, Commercial Storage Building

Direction: South

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Apartment Complex

Direction: West

Future Land Use Classification:

“Medium Density Residential”, “Low Density Residential”

Current Land Use:

Apartment Complex, Duplex

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low-Density Residential” to “Community Commercial” is requested in order to rezone the property from “R-4” Residential Single-Family District to “C-1” Light Commercial District and “C-2” Commercial District. The requested land use amendment is supported by properties to the north and east that carry the “Community Commercial” future land use designation and “Medium Density Residential” to the south of the property. The land use change would also act as a buffer between existing residential homes from industrial base zoning located to the east.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the North Central Neighborhoods Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018151

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: April 17, 2018