



City of San Antonio

Legislation Details (With Text)

File #: 18-4839

Type: Plan Amendment

In control: City Council A Session

On agenda: 9/6/2018

Title: PLAN AMENDMENT CASE # 18083 (Council District 1): Ordinance amending the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on 0.673 acres out of NCB 12489, located at 2896 Blanco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018243)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2018-09-06-0690

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Plan Amendment 18083
(Associated Zoning Case Z2018243)

SUMMARY:
Comprehensive Plan Component: North Central Neighborhoods Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: August 8, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: GEJAR LLC

Applicant: David W. Dye

Representative: David W. Dye

Location: 2896 Blanco Road

Legal Description: 0.673 acres out of NCB 12489

Total Acreage: 0.673

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Edison Neighborhood Association

Applicable Agencies: None.

Transportation

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: McIlvaine Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 2 and 202 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 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.

Comprehensive Land Use Categories

Land Use Category: "Neighborhood Commercial"

Description of Land Use Category: Neighborhood Commercial provides small areas for offices, professional services, service and shopfront retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Service yards located in the rear or side yard of the business use are screened from adjacent residential areas, and refuse enclosures are located at the rear of the site and screened. Buffer yards provide a landscaped separation between residential and commercial uses. Additionally all off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. No drive-through establishments are permissible. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).

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

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:

“Neighborhood Commercial”

Current Land Use Classification:

Medical Supply Store, Restaurant

Direction: North

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Restaurant

Direction: East

Future Land Use Classification:

“Public Institutional”

Current Land Use Classification:

Thomas Edison High School

Direction: South

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Commercial Businesses

Direction: West

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use:

Commercial Businesses

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The proposed “Community Commercial” is generally consistent with the goals and objectives of the North Central Neighborhoods Community Plan. The requested land use amendment is in agreement with the current development of the area with “Community Commercial” land uses being along Blanco Road. The land use amendment is requested in order to downzone the property from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “C-2 AHOD” Commercial Airport Hazard Overlay District in order to permit the continued use of the property as a Medical Supply Store.

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: Z2018243

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: July 17, 2018 - Zoning Commission recommended Approval.