City of San Antonio

Legislation Details (With Text)

File #:	18-5834
Type:	Plan Amendment
	In control: Planning Commission
On agenda:	10/24/2018
Title:	PLAN AMENDMENT CASE # 18102 (Council District 5): A request by Brown & Ortiz, P.C., respresenative, for approval of a resolution to amend the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” and “Low Density Mixed Use” to “Community Commercial” on Lot 9-21 Block 3 NCB 6128, generally located Southwest of Colima Street and South Zarzamora Street. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018346)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Location Map

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Plan Amendment 18102
(Associated Zoning Case Z2018346)

SUMMARY:
Comprehensive Plan Component: Guadalupe Westside Community Plan

Plan Adoption Date: May 3, 2007

Current Land Use Category: “Low Density Residential” and “Low Density Mixed Use”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:
Planning Commission Hearing Date: October 24, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Miriam and Tomas Chicoj

Applicant: Fernando De Leon

Representative: Brown & Ortiz, P.C. (c/o Ken Brown)

Location: Generally located southwest of Colima Street and South Zarzamora Street

Legal Description: Lot 9-21, Block 3, NCB 6128

Total Acreage: 0.48

Notices Mailed
Owners of Property within 200 feet: 45
Registered Neighborhood Associations within 200 feet: Historic Westside Residents Association
Applicable Agencies: Lackland Air Force Base

Transportation
Thoroughfare: South Zarzamora Street
Existing Character: Primary Arterial Type B
Proposed Changes: None Known
Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 68, 268, 520

Thoroughfare: Colima Street
Existing Character: Local
Proposed Changes: None Known
Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 68, 268, and 520

Comprehensive Plan
Comprehensive Plan Component: Guadalupe Westside Community Plan
Plan Adoption Date: May 3, 2007
Plan Goals:

- 20.1.3 Reduce occurrences of commercial encroachment into residential areas.

Comprehensive Plan Component: SA Tomorrow Comprehensive Plan
Plan Adoption Date: August 11, 2016
Plan Goals:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

Comprehensive Land Use Categories
Land Use Category: "Low Density Residential"
Description of Land Use Category:

- Single-family homes on individual lots, on streets with low traffic volumes
- Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact

community oriented uses such as churches, parks and a community center may be encouraged in this category
- Pre-existing commercial buildings under 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

Recommended Zoning District:
R3, R4, R5, R6
Sample Allowable Uses:

Land Use Category: "Low Density Mixed Use"
Description of Land Use Category:
- Mix of low intensity residential and commercial uses (adjacent lots, or integrated in one structure)
- Compatibility between commercial and residential uses Shared parking located to rear of structure, limited curb cuts
- Monument signs encouraged
- Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops

Recommended Zoning District:
R3, R4, R5, R6, RM-4, RM-5, RM-6, MF-25 (2 stories), NC, C1, C2-P; IDZ, TOD, MXD, UD, O-1

Land Use Category: "Community Commercial"
Description of Land Use Category:
- Medium intensity commercial uses that serve two or more neighborhoods
- Should be located along arterial roads near intersections
- Ideally incorporates buffer yards and shared parking and internal circulation with adjacent uses
- Examples include convenience stores with gasoline, car washes, minor auto repair & servicing, small grocery stores, medium sized restaurants, and community shopping centers

Recommended Zoning District:
NC, C1, C2, C2-P, O-1, UD, O-1

Land Use Overview
Subject Property
Future Land Use Classification:
Low Density Residential and Low Density Mixed Use
Current Land Use Classification:
Auto Repair, Parking Lot, and Two-Family Residence

Direction: North
Future Land Use Classification:
Low Density Residential and Low Density Mixed Use
Current Land Use Classification:
Single-Family Residences

Direction: East
Future Land Use Classification:
Low Density Residential and Low Density Mixed Use
Current Land Use Classification:
Single-Family Residences, Barber Shop, and Mobile Phone Shop

Direction: South

Future Land Use Classification:
Low Density Residential and Low Density Mixed Use
Current Land Use Classification:
Single-Family Residences

Direction: West
Future Land Use Classification:
Low Density Residential
Current Land Use:
Single-Family Residences

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is located within half a mile of a Premium Transit Corridor

RECOMMENDATION:
Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Residential” and “Low Density Mixed Use” to “Community Commercial” is requested in order to rezone the property to “C-2 CD" Commercial District with Conditional Use for Auto & Light Truck Repair. This is inconsistent with the Guadalupe Westside Community Plan’s goal to reduce occurrences of commercial encroachment into residential areas. The proposed Plan Amendment to “Community Commercial” is an incompatible future land use to the surrounding residential areas.

ALTERNATIVES:
1. Recommend Approval of the proposed amendment to the Guadalupe Westside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018346

Current Zoning: "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overaly District, "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overaly District, and "C3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overaly District

Proposed Zoning: "C-2 CD MLOD2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overaly District with Conditional Use for Auto & Light Truck Repair

Zoning Commission Hearing Date: November 6, 2018