



City of San Antonio

Legislation Details (With Text)

File #: 19-1286

Type: Plan Amendment

In control: City Council A Session

On agenda: 2/21/2019

Title: PLAN AMENDMENT CASE # PA-2018-900008 (Council District 1): Ordinance amending the North Central 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" Lot 13, Block 8, NCB 9121, located at 5101 San Pedro Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900005)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2019-02-21-0152

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2018-900008
(Associated Zoning Case Z-2018-900005)

SUMMARY:

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: September 20, 2001

Plan Update History: November 4, 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 28, 2018

Case Manager: Mary Morales-Gonzales, Senior Planner

Property Owner: Nizar M Rafati

Applicant: Ald Remodeling Company

Representative: Ald Remodeling Company

Location: 5101 San Pedro Avenue

Legal Description: Lot 13, Block 8, NCB 9121, located at 5101

Total Acreage: 0.2179

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Northmoor, Olmos Park Terrace

Applicable Agencies: None

Transportation

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: West Mariposa

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 4 and 204 are across the street from the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: September 20, 2001

Update History: November 4, 2010

Plan Goals: **Goal 1.1**-Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work, shop and play with their central location and convenient access to all San Antonio. **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, C-3, O-1, O-2

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Office Building

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Office Building, Law Office, Retail Center, Single-Family Residences

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Office, Vacant Lot, Single-Family Residences

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences, Learning Center

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 subject property is not within a Regional Center, but is along the San Pedro Premium Plus Route.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The applicant proposes to downzone the property which is currently zoned “O-2” High Rise Office, to have a retail shop on the property. San Pedro is a primary arterial and a commercial corridor. It is against best planning practices, to have single-family residences facing primary arterials. The “Low Density Residential” land use is not appropriate along the San Pedro corridor which has a mix of commercial uses. The office building is existing and there are adjacent commercial uses surrounding the property. Allowing the change to “Community Commercial” will align the land use to the zoning, which is already out of alignment.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900005

Current Zoning: “O-2 AHOD” High Rise Office Airport Hazard Overlay District

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

Zoning Commission Hearing Date: December 4, 2018