



City of San Antonio

Legislation Details (With Text)

File #: 21-2852

Type: Plan Amendment

In control: Planning Commission

On agenda: 4/14/2021

Title: PLAN AMENDMENT CASE PA-2021-11600013 (Council District 4): A request by Eduardo Di Loreto Cano, representative, for Approval of a Resolution to amend the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on 0.63 acres out of NCB 8758, located at 819 New Laredo Highway. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z-2021-10700034) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment PA-2021-11600013
(Associated Zoning Case Z-2021-10700034)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 14, 2021

Case Manager: Michael Pepe, Planner

Property Owner: Paul Salomon

Applicant: Paul Salomon

Representative: Eduardo Di Loreto Cano

Location: 819 New Laredo Highway

Legal Description: 0.63 acres out of NCB 8758

Total Acreage: 0.63

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Quintana Community Association

Applicable Agencies: Lackland Airforce Base

Property Details

Transportation

Thoroughfare: New Laredo Highway

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Peabody

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus route are within walking distance of the subject property

Route Served: 515

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Goals:

Objective 1.2.3: Reduce occurrences of commercial encroachment into residential areas.

The Definition of Regional Commercial:

This land use category includes high intensity commercial or automobile related uses that draw their customer base from a larger region, thus bringing more traffic and parking needs. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. These uses typically are 20 acres or greater in size.

Comprehensive Land Use Categories

Land Use Category: Neighborhood Commercial

Description of Land Use Category:

This category provides for smaller intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at intersection of collector streets and higher order streets

within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barbers shops, book stores, copy service, dry cleaning, or convenience stores without gasoline. 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 residential uses. Whenever possible, parking should be located in the back of the structure, monument signage is encouraged, and lighting should be directed onto the site, away from adjoining properties. **Permitted Zoning Districts:** NC, C-1, O-1

Land Use Category: Regional Commercial

Description of Land Use Category:

This land use category includes high intensity commercial or automobile related uses that draw their customer base from a larger region, thus bringing more traffic and parking needs. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. These uses typically are 20 acres or greater in size. Examples of regional commercial uses include "big box" retail, large shopping centers like malls and "lifestyle centers," large hotels and motels, major employment centers such as financial institutions, mid to high rise office complexes, large or specialty grocery stores, auto sales lots, and automotive repair centers. The design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage. Regional Commercial centers should be linked to adjoining land uses with safe, attractive and convenient vehicular and pedestrian access. Buffering is required if this use abuts a residential use. Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Whenever possible, revitalized or redeveloped regional commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.

Permitted Zoning Districts: NC, C-1, C-2, C-2P, C-3, O-1, O-1.5, O-2

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Pet Services (Indoor)

Direction: North

Future Land Use Classification:

Neighborhood Commercial, Low Density Residential

Current Land Use Classification:

Single-Family Homes, Small Retail

Direction: East

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Gas Station

Direction: South

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Single-Family Dwellings

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center but it is within a premium transit corridor.

STAFF ANALYSIS AND RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial with an alternate recommendation of “Community Commercial”.

The Plan Amendment to “Regional Commercial” would allow the zoning change to a “C-3 CD” on parcels within the request. This request is out of scale with the tenets of the Kelly / South San Pueblo Plan, which calls for the downscaling of the New Laredo corridor to neighborhood scale commercial. The plan calls for “Neighborhood Commercial” for the area. The existing character and proposed site does not meet the characteristics of “Regional Commercial” land use. The applicant wishes to rezone to allow Pet Services with Outdoor Operations, an “L” Light Industrial use. This can be accomplished with a “C-2 CD” with a “Community Commercial” land use. “Community Commercial” would allow for higher utilization of the site while keeping in scale with the surrounding neighborhood.

ALTERNATIVES:

1. Recommend approval 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: Z-2021-10700034

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region

Requested Zoning: "C-3 CD MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Outdoor Animal and Pet Services

Zoning Commission Date: May 5, 2021