



# City of San Antonio

## Agenda Memorandum

**File Number:**16-2193

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**Agenda Item Number:** P-1.

**Agenda Date:** 5/5/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment 16030

(Associated Zoning Case Z2016099)

**SUMMARY:**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan

**Plan Adoption Date:** May 3, 2007

**Current Land Use Category:** Low Density Residential

**Proposed Land Use Category:** Neighborhood Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 9, 2016

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** George Abraham

**Applicant:** George Abraham

**Representative:** George Abraham

**Location:** 802 Brady Boulevard

**Legal Description:** 0.4001 acres out of Lot 8, Block 38, NCB 3697

**Total Acreage:** 0.4001

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** Brady Boulevard

**Existing Character:** Local Street

**Proposed Changes:** None.

**Thoroughfare:** Driftwood Street

**Existing Character:** Local Street

**Proposed Changes:** None.

**Public Transit:** There are no VIA Bus Routes near the subject property.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** Guadalupe Westside Community Plan

**Plan Adoption Date:** May 3, 2007

**Plan Goals:** Goal 19: Enhance Physical Environment - Promote a more sustainable community by strengthening the focus on the physical environment within the planning area.

Objective 19.3 - Encourage the development of vacant and substandard parcels

Objective 19.4 - Promote compatibility between businesses and residents

#### **Comprehensive Land Use Categories**

**Land Use Category:** Low Density Residential

**Description of Land Use Category:** Small scale retail or offices, professional services and convenience retail that serves neighborhood market.

Located at intersection of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates a yard or landscaping buffer to residential uses.

Examples include flower shops, small restaurants, lawyer's offices, coffee shops, barbers shops, book stores, dry cleaning, or convenience stores without gasoline.

**Permitted Zoning Districts:** R3, R4, R5, R6

#### **Comprehensive Land Use Categories**

**Land Use Category:** Neighborhood Commercial

**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 less than 3,000 square feet at the corners of residential streets may be used for neighborhood commercial purposes.

**Permitted Zoning Districts:** NC, C1

#### **Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant Single Family Residence

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

East

**Future Land Use Classification**

Low Density Residential

**Current Use**

Railroad, Single Family Residences

South

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant, Railroad

West

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residences

**Land Use Analysis**

The current land use designation, under the Guadalupe Westside Community Plan, is Low Density Residential, which is suitable for the subject property. However, this plan amendment and associated rezoning are being requested for the development and improvement of the subject property as a convenience store and laundromat. The requested "C-1" Light Commercial is permitted under the Neighborhood Commercial land use designation. The requested Neighborhood Commercial land use designation is appropriate as the property is on a corner lot that serves as a buffer for the single residential uses to the west and the railway to the east. Furthermore, the subject property currently has a vacant structure and could be better utilized for commercial purposes.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends Approval. The requested land use change will allow the development of convenience store and laundromat will not have any significant negative impact on the surrounding land.

**PLANNING COMMISSION RECOMMENDATION:** Approval (8-0).

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016099

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

Zoning Commission Hearing Date: March 15, 2016