



City of San Antonio

Agenda Memorandum

File Number:16-3110

Agenda Item Number: 19.

Agenda Date: 5/25/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 16041

(Associated Zoning Case Z2016152)

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: Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 25, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: Jimmy Moore

Applicant: Jimmy Moore

Representative: Jimmy Moore

Location: 2512 Blanco Road

Legal Description: 0.2266 acres out of NCB 7264

Total Acreage: 0.2266

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Edison Neighborhood Association; Central Los Angeles Heights Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None.

Public Transit: VIA Bus Route 2 and 202 is located near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Central Community Land Use Plan

Plan Adoption Date: February 14, 2002

Plan Goals: GOAL 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.

Objective 2.1: Initiate comprehensive rezoning on the southern end of San Pedro Avenue and Blanco Road between Hildebrand and Basse Road to discourage higher intensity uses.

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

Comprehensive Land Use Categories

Land Use Category: Regional Commercial

Description of Land Use Category: Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined 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. Where possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Pad sites between the primary use and the street frontage may be incorporated into the site design. Regional Commercial includes automobile sales, major automobile repair, mini-warehouses, wholesale, "big box" retailers, large commercial centers, malls, large home improvement

centers, large hotels and motels, major employment centers, and mid to high rise office buildings.

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

Land Use Overview

Subject Property

Future Land Use Classification

Neighborhood Commercial

Current Use

Vacant Commercial Building

North

Future Land Use Classification

Community Commercial, Neighborhood Commercial, Low Density Residential

Current Use

Auto Repair, Parking Lot, Auto Parts, Single-Family Residences

East

Future Land Use Classification

Parks/Open Space, Low Density Residential

Current Use

Duplexes, Vacant Lot, Single-Family Residences

South

Future Land Use Classification

Neighborhood Commercial, Low Density Residential

Current Use

Restaurants, Auto Repair, Auto Tint and Alarm

West

Future Land Use Classification

Office

Current Use

South Texas Joint Apprenticeship Program

Land Use Analysis

The current land use designation, under the North Central Community Plan, is Neighborhood Commercial, which is suitable for the subject property. However, the current zoning is "I-1" and is not suitable for the surrounding area or the existing land use. This plan amendment and associated rezoning are being requested to rezone the vacant lot to a less intense zoning district that permits commercial uses, specifically motor vehicle sales, which is permitted by right under the requested "C-3NA" zoning. The requested Regional Commercial land use designation is not appropriate as this land use designation is typically located at intersection nodes, that are 20 acres or greater in area, along major arterial highways and expressways, according to the plan.

ALTERNATIVES:

1. Recommend Approval 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.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends Denial. The requested land use is not consistent with the surrounding properties land uses, which primarily consist of neighborhood commercial, office, and single-family residential land uses. Furthermore, the location of the property is not at a major intersection node, as suggested in the North Central Neighborhoods Community Plan.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016152

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

Proposed Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Zoning Commission Hearing Date: June 7, 2016