



City of San Antonio

Agenda Memorandum

File Number:16-3255

Agenda Item Number: P-1.

Agenda Date: 6/16/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 16042

(Associated Zoning Case Z2016144 S)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Current Land Use Category: Neighborhood Commercial

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 11, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: West Avenue Revocable Trust Roy Maas Youth Alternatives, INC

Applicant: Donald Oroian c/o ADA Consulting Group

Representative: Donald Oroian c/o ADA Consulting Group

Location: 3113, 3119, 3123, and 3127 West Avenue

Legal Description: Lots 11, 12, 13, Block 1, NCB 9505

Total Acreage: 0.551

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: North Central and Dellview Area

Applicable Agencies: None

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: Harwood Drive

Existing Character: Local Road

Proposed Changes: None

Public Transit:

There is a VIA bus routes #505 and #97 stop one block south at the corner of West Avenue and Basse Road.

ISSUE:

Plan Adoption Date: September 29, 2005

Update History: None

Goal 4: Community Development

Objective 4.1: Human Capital

Educate, train, and empower the citizens of today for a brighter economic future tomorrow.

Comprehensive Land Use Categories

Neighborhood Commercial: This category provides for smaller intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shop-front retail that serve a market equivalent to a neighborhood. Neighborhood commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established.

Example Zoning Districts:

NC, C-1, C-2P, O-1

Comprehensive Land Use Categories

Community Commercial: This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established.

Example Zoning Districts:

NC, C-1, C-2P, C-2, O-1, O-2

Land Use Overview

Subject Property

Future Land Use Classification

Neighborhood Commercial

Current Use

Tire Shop and Restaurant, Vacant Commercial

North

Future Land Use Classification

Neighborhood Commercial

Current Use

Retail Uses

East

Future Land Use Classification

Low Density Residential

Current Use

Retail Uses

South

Future Land Use Classification

Public/Institutional

Current Use

Youth Center/Transitional Home and Retail Uses

West

Future Land Use Classification

Low Density Residential

Current Use

Residential Uses

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to develop a transitional home on the subject property. The subject property is adjacent to a transitional home located to the south of the subject property. The proposed amendment to the Community Commercial land use classification is appropriate at this location and meets the plan's goal of focusing on human capital and helping to educate, train, and empower the citizens of today for a brighter economic future tomorrow.

ALTERNATIVES:

1. Recommend approval of the proposed amendment to the Greater Dellview Area Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The request to amend the subject property to Community Commercial is appropriate at this location will allow the development of a transitional home and meets the Greater Dellview Area Community Plan's goal of focusing on human capital and helping to educate, train, and empower the citizens of today for a brighter economic future tomorrow.

PLANNING COMMISSION RECOMMENDATION: Approval (7-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016144 S

Current Zoning: "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District and "C-2P CD AHOD" Commercial Pedestrian Airport Hazard Overlay District with Conditional Use for Auto and Small Truck Tire Repair and Auto Muffler Facility (Sale and Installation Only, No Mechanical Services Permitted)
Proposed Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Transitional Home

Zoning Commission Hearing Date: May 17, 2016