



City of San Antonio

Agenda Memorandum

File Number:17-2650

Agenda Item Number: 14.

Agenda Date: 4/26/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 17045

(Associated Zoning Case Z2017138)

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 26, 2017

Case Manager: Erica Greene, Planner

Property Owner: San Antonio Water System

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 2706 W. Southcross Boulevard

Legal Description: Lots 1 through 10, Block 15, NCB 8911

Total Acreage: 0.7518

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Quintana Community Association

Applicable Agencies: None

Transportation

Thoroughfare: West Southcross

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Crittendon Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #9 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: February 15, 2007

Update History: June 18, 2009 and February 18, 2010

Goal 3: Improve the commercial corridors and the variety of goods, services, and employment available in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meeting the residents' daily needs and bring vitality to the area

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 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.

Example Zoning Districts:

NC, C-1, O-1,

Comprehensive Land Use Categories

Regional 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, or the intersection of two arterials, or along arterials or higher order streets where already established. Examples of community commercial land uses include convenience stores with gasoline, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers. 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 any residential uses. Shared parking and internal circulation are encouraged with adjacent uses.

Whenever possible, revitalized or redeveloped community commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.

Example 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 Use

S.A.W.S Payment Center

North

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Business

East

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Business

South

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot, Single-Family Housing, Commercial Business

West

Future Land Use Classification

Neighborhood Commercial

Current Use

Vacant Lot

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change for commercial uses on the subject property. The proposed amendment to Regional Commercial land use will not significantly alter the land use pattern and character of the immediate area. The Regional Commercial classification supports the Kelly/South San PUEBLO Community Plan objectives of improving the commercial corridors and the variety of goods, services, and employment available in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meeting the residents' daily needs and bring vitality to the area.

ALTERNATIVES:

1. Recommend denial 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.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends Approval. The proposed amendment to Regional Commercial land use will not significantly alter the land use pattern or character of the immediate area. The proposed change is compatible with the existing pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017138

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: May 2, 2017