



City of San Antonio

Agenda Memorandum

File Number:17-3604

Agenda Item Number: 14.

Agenda Date: 6/14/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 17054

(Associated Zoning Case Z2017171)

SUMMARY:

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Plan Update History: N/A

Current Land Use Category: “Neighborhood Commercial” and “Community Commercial”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 14, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Olmos Park Village Shopping Center, GP, LLC and George Stone Inc.

Applicant: Olmos Park Village Shopping Center, GP, LLC

Representative: Brown & Ortiz, P.C.

Location: 3910 McCullough Avenue

Legal Description: Lot 42 and the South 62.5 Feet of Lots 14 through 18, Block 9, NCB 2802

Total Acreage: 1.7803

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Monte Vista Historical Neighborhood Association

Applicable Agencies: Department of Planning and Community Development

Transportation

Thoroughfare: Hildebrand Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: McCullough Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Holland Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Judson Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are two bus stops within a minute-walk from the property. Bus Route Numbers 5 and 204 (Stop #89957) run along McCullough Avenue, directly west of the property. Bus Route Number 509 (Stop #99243) travels along Hildebrand Avenue, directly south of the property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Update History: N/A

Plan Goals:

Goal 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.

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

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 shop-front 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

Land Use Category: Community Commercial

Description of Land Use Category: Community Commercial development includes medium to high density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible 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. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

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

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Commercial and Community Commercial

Current Land Use:

Retail Center, Restaurant, Parking Lot

North

Future Land Use Classification:

Neighborhood Commercial and Medium Density Residential

Current Land Use:

Bank, Single-Family Residential, Multi-Family Residential (four units)

East

Future Land Use Classification:

Neighborhood Commercial and Public/Institutional

Current Land Use:

Church, Medical Offices, Residential

South

Future Land Use Classification:

No Future Land Use in Plan

Current Land Use:

Dental Office, Single-Family Residential, Multi-family Residential (Duplexes)

West

Future Land Use Classification:

Neighborhood Commercial

Current Land Use:

Gas Station, Parking Lot, Retail Center, Restaurant

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center. However, it is located within a half-mile of the San Pedro Avenue Premium Transit Corridor.

ALTERNATIVES:

1. Recommend denial 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

STAFF ANALYSIS AND RECOMMENDATION: Staff recommends Approval.

The subject property is located along two Secondary Arterials and at an intersection dominated by commercial uses. This plan amendment will introduce another commercial use for the subject property, and is supported by the Neighborhood and Economic Development Goals in the North Central Neighborhood Community Plan. The proposed land use will support and promote business and employment development along the commercial corridor of McCullough Avenue. The west-half of the property is currently developed with commercial uses, and the proposed change will accommodate an expansion of similar uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017171

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot
Proposed Zoning: "C-2 IDZ AHOD" Commercial Infill Development Zone Overlay Airport Hazard Overlay District

Zoning Commission Hearing Date: June 20, 2017