



City of San Antonio

Agenda Memorandum

File Number:17-5835

Agenda Item Number: 16.

Agenda Date: 10/25/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA 17088

(Associated Zoning Case Z2017290 CD)

SUMMARY:

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 25, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: KMA Development Group, LLC

Applicant: Majid Mahrafza

Representative: Kevin Estajlou

Location: 6811 San Pedro Avenue

Legal Description: East 186.59 feet of Lot 12, NCB 10102

Total Acreage: 0.4506

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: North Shearer Hills Neighborhood Association, Shearer Hills/Ridgeview Neighborhood Association

Applicable Agencies: None.

Transportation

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Linda Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Oblate Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: Via bus routes 3, 4, and 204 are within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals: GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

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: 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

Current Land Use Classification:

Donut Shop

Direction: North

Future Land Use Classification:

Low Density Residential, Neighborhood Commercial

Current Land Use Classification:

Single Family Residences, Strip Mall

Direction: East

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Hotel

Direction: South

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Mattress Store

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single Family Residences

Proximity to Regional Center/Premium Transit Corridor

The subject property is within a ½ of a mile of the Greater Airport Area Regional Center and the San Pedro Avenue Premium Transit Corridor.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The subject property is currently zoned “C-2” which does not align with the current land use of “Neighborhood Commercial,” however the proposed land use amendment to “Community Commercial” is not an appropriate land use classification because the land use for the area is largely “Neighborhood Commercial.”

Additionally, the proposed “Community Commercial” is contrary to the North Central Community Plans goals and objectives to encourage and support “Neighborhood Commercial” revitalization.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017290 CD

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales

Zoning Commission Hearing Date: November 7, 2017