



City of San Antonio

Agenda Memorandum

File Number:18-1961

Agenda Item Number: P-5.

Agenda Date: 4/5/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 18021

(Associated Zoning Case Z2018079)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Plan Update History: February 18, 2010

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 14, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Jose Luis Gonzalez

Applicant: Patricia M. Villarreal

Representative: Patricia M. Villarreal

Location: 1102 Cupples Road

Legal Description: 0.8252 acres out of NCB 6777

Total Acreage: 0.8252

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Applicable Agencies: None.

Transportation

Thoroughfare: Cupples Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Kirk Place

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Weir Avenue

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 62 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Update History: February 18, 2010

Plan Goals: Goal 3 - Economic Development: 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 meet the residents' daily needs and bring vitality to the area.

Comprehensive Land Use Categories

Land Use Category: "Neighborhood Commercial"

Description of Land Use Category: 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.

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

Comprehensive Land Use Categories

Land Use Category: "Community Commercial"

Description of Land Use Category: 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.

Related Zoning Districts:

NC C-1 C-2 C-2P O-1 O-1.5

Land Use Overview

Subject Property

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Auto Repair

Direction: North

Future Land Use Classification:

“Neighborhood Commercial”, “Low Density Residential”

Current Land Use Classification:

Restaurant, Single-Family Residence

Direction: East

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Residences

Direction: South

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Retail Cellular Phone

Direction: West

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use:

Family Dollar

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Port San Antonio Regional Center. The property is not within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The proposed land use amendment from “Neighborhood Commercial” to “Community Commercial” is requested in order to rezone the property from “C-2NA” Commercial Nonalcoholic Sales District and “R-6” Residential Single-Family District to “C-3” General Commercial District. The proposed land use change to “Community Commercial” is compatible with the future land use of the surrounding properties. The area is

predominately “Neighborhood Commercial” and “Low Density Residential”. The properties that carry the “Neighborhood Commercial” land use designation are primarily zoned “C-2” and “C-2NA” base zoning which is not compatible with the land use.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Kelly/South San PUEBLO Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018079

Current Zoning: "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

Zoning Commission Hearing Date: February 20, 2018