



City of San Antonio

Agenda Memorandum

File Number:18-3405

Agenda Item Number: 16.

Agenda Date: 5/23/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 18060

(Associated Zoning Case Z2018200)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUELO Community Plan

Plan Adoption Date: February 15, 2007

Plan Update History: February 18, 2010

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Low Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 23, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: David Martinez

Applicant: David Martinez

Representative: David Martinez

Location: 2537 West Southcross Boulevard

Legal Description: Lot 15 and Lot 16, Block 10, NCB 8906, located at 2537

Total Acreage: 0.1607

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Quintanna Community

Applicable Agencies: Lackland

Transportation

Thoroughfare: West Southcross Boulevard

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Creighton Avenue

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 515 is directly caddy corner to 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 1- Improve the quality, appearance, and variety of existing and new housing for people of all ages, while increasing home ownership and investment in 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. 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.

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

Land Use Category: Low Density Residential

Description of Land Use Category: Low density residential land uses include single-family houses on individual lots. One accessory dwelling (granny flat or garage apartment) is permitted per lot and should reflect the appearance of the main structure. Certain non-residential activities such as schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy access. Growth under this category of land use should be oriented toward the center of the neighborhood and located away from major arterials and high traffic areas and should ideally be within walking distance of elementary schools and neighborhood commercial uses.

Permitted Zoning Districts: R-4, R-5, R-6, R-20

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Home

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: East

Future Land Use Classification:

Neighborhood Commercial, Public/Institutional

Current Land Use Classification:

Single-Family Residences, Dwight Middle School

Direction: South

Future Land Use Classification:

Neighborhood Commercial, Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Neighborhood Commercial, Low Density Residential

Current Land Use:

Adult Daycare, Family Dollar, GZ Auto Repair

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center, but is within the General McMullen-Babcock Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant is requesting the plan amendment, because the bank will not refinance the property with the current legal nonconforming use. Both “Neighborhood Commercial” and “Low Density Residential” are appropriate for the subject properties location. The entire block is currently zoned commercial, and has the “Neighborhood Commercial” designation, although all but one property (located at the northeast intersection of West Southcross Boulevard and Creighton Avenue) are residential uses. The structure has been renovated, and allowing the change to “Low Density Residential” will align the use to the appropriate land use category.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018200

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

Proposed Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: June 5, 2018