



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4281

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**Agenda Item Number:** 8.

**Agenda Date:** 8/8/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 18083

(Associated Zoning Case Z2018243)

**SUMMARY:**

**Comprehensive Plan Component:** North Central Neighborhoods 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:** August 8, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** GEJAR LLC

**Applicant:** David W. Dye

**Representative:** David W. Dye

**Location:** 2896 Blanco Road

**Legal Description:** 0.673 acres out of NCB 12489

**Total Acreage:** 0.673

### **Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Edison Neighborhood Association

**Applicable Agencies:** None.

### **Transportation**

**Thoroughfare:** Blanco Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** McIlvaine Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 2 and 202 are within walking distance of the subject property.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** North Central Neighborhoods Community Plan

**Plan Adoption Date:** February 14, 2002

**Plan Goals:** GOAL 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.

#### **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”

**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:**

Medical Supply Store, Restaurant

Direction: North

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use Classification:**

Restaurant

Direction: East

**Future Land Use Classification:**

“Public Institutional”

**Current Land Use Classification:**

Thomas Edison High School

Direction: South

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use Classification:**

Commercial Businesses

Direction: West

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use:**

Commercial Businesses

### **FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

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

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed “Community Commercial” is generally consistent with the goals and objectives of the North Central Neighborhoods Community Plan. The requested land use amendment is in agreement with the current

development of the area with “Community Commercial” land uses being along Blanco Road. The land use amendment is requested in order to downzone the property from “I-1 AHOD” General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District in order to permit the continued use of the property as a Medical Supply Store.

**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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018243**

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: July 17, 2018 - Zoning Commission recommended Approval.