



City of San Antonio

Agenda Memorandum

File Number:19-1967

Agenda Item Number: 19.

Agenda Date: 2/27/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2019-1160004

(Associated Zoning Case Z-2019-10700017)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 28, 2019

Case Manager: Dominic Silva, Planner

Property Owner: Francisco Nieto

Applicant: Francisco Nieto

Representative: Francisco Nieto

Location: 803 Hermine Boulevard

Legal Description: 0.1490 Acres out of NCB 9843

Total Acreage: 0.1490

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Central Los Angeles Heights

Applicable Agencies:

Transportation

Thoroughfare: Hermine Boulevard

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

VIA bus routes available: 2, 202

Comprehensive Plan

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Plan Goals:

- Goal 5: Housing
 - Objective 5.1 Housing Quality and Quantity: Promote an attractive environment for homeownership by ensuring maintenance of existing housing stock, reinvestment and rehabilitation of deteriorating housing stock, and the promotion and development of new housing stock
 - Objective 5.2: Housing Design Standards and Certainty: Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development
- Goal 6: Neighborhood Appearance
 - Objective 6.2: Neighborhood Beautification: Improve the appearance of area neighborhoods by promoting litter mitigation, area wide clean ups, landscaping, and tree planting

Comprehensive Land Use Categories

Land Use Category: “Neighborhood Commercial”

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 the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established.

Related Zoning Districts: NC, C-1, O-1, C-2P

Land Use Category: “Mixed Use”

This category provides for a well-planned and integrated blend of higher density residential with retail, or professional services, office, entertainment, or other land uses. The integration of uses should occur within structures, as well as across the development site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures.

Related Zoning Districts: NC, RM-6, C-1, MF-25, C-2P, MF-33, C-2, MF-40, O-1, UD, O-2, MXD, RM-4, TOD, RM-5, IDZ

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Low Density Residential

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Low Density Residential

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Low Density Residential

Direction: South

Future Land Use Classification:

Mixed Use

Current Land Use Classification:

Mixed Use

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Low Density Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within a ½ of a mile of the Downtown Regional Center.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Low Density Residential” to “Mixed Use” is requested in order to rezone the property to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District for five (5) dwelling units. The subject property is well suited for the “Mixed Use” land use designation proposed as it is located along Blanco Road which has a mix of residential, commercial, and mixed districts. The subject property would serve as a buffer between uses where currently there is none.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Greater Dellview Area Community Plan.
2. Make an alternate recommendation.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700017

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

Requested Zoning: "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District for five (5) dwelling units.

Zoning Commission Hearing Date: March 5, 2019