



City of San Antonio

Agenda Memorandum

File Number:19-7155

Agenda Item Number: 10.

Agenda Date: 9/25/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2019-11600056

(Associated Zoning Case Z-2019-10700198)

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: September 25, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Rafael Sanchez

Applicant: Villagomez Engineering Company

Representative: Villagomez Engineering Company

Location: 2810 Blanco Road and 2814 Blanco Road

Legal Description: 0.40 acres out of NCB 12489

Total Acreage: 0.40

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Edison Neighborhood Association and Central Los Angeles Heights Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

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

Routes Served: 2, 202

Comprehensive Plan

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals:

- Objective 1.3: Create an inviting streetscape along San Pedro Avenue and Blanco Road that is pedestrian-friendly.
- Objective 2.1: Initiate comprehensive rezoning on the southern end of San Pedro Avenue and Blanco Road between Hildebrand and Basse Rd. to discourage higher intensity uses.

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.

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.

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:

Vacant building

Direction: North

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Restaurant

Direction: East

Future Land Use Classification:

Public Institution

Current Land Use Classification:

High School

Direction: South

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Auto Repair

Direction: West

Future Land Use Classification:

Neighborhood Commercial

Current Land Use:

Electronic Repair/Gas Station

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located not located within a Regional Center but withing the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Neighborhood Commercial” to “Community Commercial” is requested in order to rezone the property to “C-2”. This is consistent with the North Central Community Plan’s objective to encourage comprehensive rezoning on the southern end of Blanco Road. The “Community Commercial” will not allow for high intensity commercial uses and will bring retail uses to serve nearby residential areas and pedestrian friendly streetscapes. The current zoning of “I-1” General Industrial is not permitted in the current “Neighborhood Commercial” land use. The proposed “Community Commercial” will also align with the land use directly to the north.

ALTERNATIVES:

1. Recommend Denial 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: Z-2019-10700198

CURRENT ZONING: “I-1 AHOD” General Industrial Airport Hazardous Overlay District

PROPOSED ZONING: “C-2 AHOD” Commercial Airport Hazardous Overlay District

Zoning Commission Hearing Date: October 1, 2019