



City of San Antonio

Agenda Memorandum

File Number:20-1834

Agenda Item Number: 14.

Agenda Date: 2/26/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2020-11600002

(Associated Zoning Case Z2020-10700011)

SUMMARY:

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Neighborhood Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 26, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Flores Business Enterprises, LLC

Applicant: Oscar Flores

Representative: Oscar Flores

Location: 5230 and 5118 San Pedro Avenue

Legal Description: Lot 87, Block 5, NCB 9009 and Lot 95, Block 6, NCB 9012

Total Acreage: 0.5643 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Northmoor Neighborhood Association and Olmos Park Terrace Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Planning Department

Transportation

Thoroughfare: San Pedro Avenue

Existing Character: Primary Arterial B

Proposed Changes: None

Thoroughfare: Mandalay Drive

Existing Character: Local

Proposed Changes: None

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

Routes: 3, 4, 204

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals:

Goal 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.

Goal 2: Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility. Goal 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential supports the principles of concentrating urban growth, reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools. This development should be oriented toward the center of the neighborhoods and away from traffic arterials. Low Density Residential areas are composed mainly of single family dwellings on individual lots. This classification describes established residential neighborhoods of low to medium density, and supports compatible in-fill development. Duplexes and accessory dwellings (carriage houses, granny flats, etc.) are allowed on lots of 8,000 square feet or greater. All off-street parking and vehicle use areas adjacent to residential uses require buffer landscaping, and lighting and signage controls. 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 accessibility.

Permitted Zoning Districts: R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15

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 Overview

Subject Properties

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Graduation business, tax service, insurance agency, hair and nail salon

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Shopping centers, home occupations, print shop, beauty salon

Direction: East

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-family dwellings

Direction: South

Future Land Use Classification: “Low Density Residential” and “Community Commercial”

Current Land Use Classification: Vacant, WellMed, dental care

Direction: West

Future Land Use Classification: “Low Density Residential”

Current Land Use: Spa, law offices, home buying business

FISCAL IMPACT: None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center but is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment is consistent with the well-established, existing land uses at these properties and the surrounding area. The corner lots on every block of San Pedro to the north and south of the subject properties are used commercially. This plan amendment request fulfills the North Central Community Plan’s goals of “support[ing] and promot[ing] business and employment development along the commercial corridors that provide for a healthy business climate” and “encouraging the establishment of neighborhood-friendly businesses along the commercial corridors.”

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: Z2020-10700011

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Proposed Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: March 3, 2020