



City of San Antonio

Agenda Memorandum

File Number:15-1503

Agenda Item Number: P-1.

Agenda Date: 4/2/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment 15011

(Associated Zoning Case Number Z2015062)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 28, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Sandalwood LCC

Applicant: Gerald Arredondo

Representative: Gerald Arredondo

Location: Approximately 0.2754 acres of land being Lots 11 and 12, Block 119, in NCB 8849, located at 1603 and 1607 West Hermosa Street

Total Acreage: 0.2754 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: IH-10 West

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Hermosa Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Neer Street

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bus stop three blocks north at the corner of Neer Street and Thorain Street.

ISSUE:

Plan Adoption Date: December 3, 2009

Update History: None

Goal 2, Objective 2.2: Work to improve the quality and viability of business ventures along the community's commercial corridors.

Comprehensive Land Use Categories

Low Density Residential: This category allows for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from rights of way with high traffic frequencies, centralized to the core of neighborhoods, and ideally be within walking distance of elementary schools, and neighborhood commercial uses. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

Example Zoning Districts:

R-4, R-6, R-5, R-20

Comprehensive Land Use Categories

Community Commercial: This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established. Examples of community commercial land uses include convenience stores with gasoline, car washes, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers.

Example Zoning Districts:

NC, C-1, C-2P, C-2, O-1, O-2

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residence and Vacant Lot

North

Future Land Use Classification

Low Density Residential and Parks Open Space

Current Use

Single-Family Residences and City Park

East

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

South

Future Land Use Classification

UZROW

Current Use

IH-10 Access Road

West

Future Land Use Classification

Park Open Space

Current Use

City Park

LAND USE ANALYSIS:

The subject property is located along the east side of IH-10 West at the intersection of IH-10 West and Hermosa Street within the Greater Dellview Area Community Plan. The subject property consists of a single-family residence and a vacant lot and is located in an area with single-family residences to the north and east, a city park to the west and the IH-10 access road to the south.

The applicant requests this plan amendment and associated zoning change in order to construct a commercial center on the subject property. The subject property is located on a small irregular block apart from the adjoining neighborhood. The subject property's location on the neighborhood's perimeter facing a major roadway, coupled with the general surrounding conditions which include commercial uses to the north and its close proximity to a commercial node at the intersection of IH-10 and West Avenue makes it appropriate for the Community Commercial land use classification. The Community Commercial classification supports the Greater Dellview Area Community Plan objectives of promoting economic growth in the area along its commercial arterials.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Greater Dellview Area Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The subject property's location on the neighborhood's perimeter facing a major roadway, coupled with the general surrounding conditions which include commercial uses to the north and its close proximity to a commercial node at the intersection of IH-10 and West Avenue makes it appropriate for the Community Commercial land use classification.

PLANNING COMMISSION RECOMMENDATION:

Approval. Resolution Attached.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015062

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

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

Zoning Commission Hearing Date: February 3, 2015

Zoning Commission Recommendation: Approval.