



City of San Antonio

Agenda Memorandum

File Number:15-3640

Agenda Item Number: 15.

Agenda Date: 6/24/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment 15054

(Associated Zoning Case Number Z20150217)

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: Neighborhood Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 24, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Marta Aguirre

Applicant: Rodger R. Jimenez

Representative: Rodger R. Jimenez

Location: Approximately 0.1675 acres of land being Lot 1, Block 3, NCB 10024, Located at 273 Redrock

Total Acreage: 0.1675 acres

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: North Central

Applicable Agencies: None

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial Type B.

Proposed Changes: None

Thoroughfare: Redrock Road

Existing Character: Local.

Proposed Changes: None

Public Transit:

There is a VIA bus stop one block North at the corner of West Avenue and Weizmann Boulevard.

ISSUE:

Plan Adoption Date: September 29, 2005

Update History: None

Goal 3: Commercial Development: Type, Form and Appearance

Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses

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. Additionally, the community recognizes and appreciates varying degrees of density that currently exist within predominantly single-family districts. However, if there are existing multi-family uses that were built as single-family structures, the preference is that the structure returns to a low density residential use whenever feasible. 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-5, R-6, R-20

Comprehensive Land Use Categories

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 serve 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.

Example Zoning Districts:

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

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Two Dwelling units

North

Future Land Use Classification

Low Density Residential
Current Use
Single-Family Residences

East
Future Land Use Classification
Low Density Residential
Current Use
Single Family Residences

South
Future Land Use Classification
Low Density Mixed Use and Low Density Residential
Current Use
Family Residences

West
Future Land Use Classification
Community Commercial
Current Use
Retail Businesses

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to open a Pizza Shop on the subject property. In order to accommodate this development the applicant will request a C-1 zoning district. However, the owner is planning to convert one of the existing home structures into the pizza shop. Therefore, the applicant will have issues meeting the required setbacks and parking requirements. In addition, the proposed Neighborhood Commercial land use change would result in an encroachment into a designated residential neighborhood.

The subject property is located in an area that was developed as a residential neighborhood with no sidewalks along West Avenue. The property's location is surrounded by single family homes and designated as a Low Density Residential node. Note that across the street on West Avenue there are retail businesses. However, these businesses have the infrastructure to support business such as sidewalks, and the required parking area and these businesses were part of the community master plan. The ingress and egress from the property into West Avenue may be a public nuisance and danger for drivers and pedestrians. Therefore, the change to Neighborhood Commercial is inappropriate at this location and does not meet the plan's goals of promoting best urban planning practices and ensuring commercial environment that is clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends denial. The change to Neighborhood Commercial is inappropriate at this location and does not meet the plan's goals of promoting best urban planning practices and ensuring commercial environment that is clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015217

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

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

Zoning Commission Hearing Date: July 7, 2015