



City of San Antonio

Agenda Memorandum

Agenda Date: November 17, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT PA-2021-11600107
(Associated Zoning Case Z-2021-10700306)

SUMMARY:

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: "Parks Open Space"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 17, 2021

Case Manager: Mirko Maravi, Senior Planner

Property Owner: Britten John & Britten Cordelia

Applicant: Development Services Department, City of San Antonio

Representative: Development Services Department, City of San Antonio

Location: 7061 San Pedro Avenue

Legal Description: the South 50 feet of north 505 feet of Lot 1, east irregular 88.2 feet of Lot 2, south 341.93 feet of Lot 1, NCB 12962 (2.5 acres out of NCB 12962)

Total Acreage: 2.5

Notices Mailed

Owners of Property within 200 feet: 156

Registered Neighborhood Associations within 200 feet: Shearer Hills/Ridgeview

Applicable Agencies: Planning Department

Transportation A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Thoroughfare: San Pedro Ave

Character: Primary Arterial A

Proposed Changes: None Known

Public Transit: There is Via Transit service in close proximity to the subject site.

Route Served: 3, 4, 204

COMPREHENSIVE PLAN

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: August 5, 2010

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.

Objective 1.1: Market San Pedro Avenue and Blanco Road from Hildebrand to Loop 410 as the place to live, work, shop and play with their central location and convenient access to all San Antonio.

COMPREHENSIVE LAND USE CATEGORY

Comprehensive Land Use Categories

Land Use Category: "Parks Open Space "

Description of Land Use Category: Parks/Open Space, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city's residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification

are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, **greenway** linkages or parkways, greenbelts, urban forests, wetlands, **drainages**, and utility easements.

Permitted Zoning Districts: Residential.

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. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wallpaper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

Permitted Zoning Districts: NC, C-1, C-2, O-1

LAND USE OVERVIEW

Subject Property

Future Land Use Classification: Parks Open Space

Current Land Use Classification: Vacant and driveway

Direction: North

Future Land Use Classification: Community Commercial

Current Land Use Classification: Commercial

Direction: East

Future Land Use Classification: Community Commercial

Current Land Use Classification: Commercial

Direction: South

Future Land Use Classification: High Density Residential and Community Commercial

Current Land Use Classification: Multi-Family and Commercial

Direction: West

Future Land Use Classification: Low Density Residential and Public Institute

Current Land Use: Single-Family Dwellings and Park

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Parks Open Space” to “Community Commercial” is requested in order to rezone the property to “C-1” Light Commercial District. The request does not appear to conflict with any public policy objective North Central Community Plan. There is “Community Commercial” land use to the north and south. The proposed “Community Commercial” land use provides a uniform approach to land use, zoning and development in this block along San Pedro Avenue and Dorset.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700306

Current Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-3 NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: “C-1 AHOD” Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: November 18, 2021