



City of San Antonio

Agenda Memorandum

Agenda Date: December 1, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600092

(Associated Zoning Case Z-2022-10700247)

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: October 12, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Ronald Tanzman

Applicant: Robert Delgado

Representative: Robert Delgado

Location: generally located in the 2600 Block of Blanco Road

Legal Description: 0.363 acres out of NCB 7263

Total Acreage: 0.363

Notices Mailed

Owners of Property within 200 feet: 20

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

Applicable Agencies: N/A

Transportation

Thoroughfare: Blanco Road

Existing Character: Minor Secondary Arterial B

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 2, 202, 509

Comprehensive Plan

Comprehensive Plan Component: North Central Community Plan

Plan Adoption Date: February 14, 2002

Plan Goals:

- 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.
- Encourage the establishment of neighborhood-friendly businesses along the commercial corridors that promote pedestrian accessibility.
- 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: “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.
- (single family, duplexes and accessory dwellings on lots of 8,000 sq. ft. or greater)

Permitted Zoning Districts: R-4, Residential Single Family R-5, Residential Single Family R-6, Residential Single Family R-20, Residential Single Family NP-8, Neighborhood Preservation District NP-10, Neighborhood Preservation District NP-15, Neighborhood Preservation District

Comprehensive Land Use Categories

Land Use Category: “Neighborhood 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 wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

Permitted Zoning Districts: NC, Neighborhood Commercial C-1, Commercial C-2, Commercial O-1, Office District

Land Use Overview

Subject Property

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Warehouse

Direction: East

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Auto Repair Shop

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Home Improvement Store

Direction: West

Future Land Use Classification:

Public Institutional

Current Land Use:

Tennis Courts

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 and Recommendation: Staff and Zoning Commission recommend Approval.

The proposed land use amendment from “Low Density Residential” to “Neighborhood Commercial” is requested in order to rezone the property to "C-1" Light Commercial District. The applicant intends to construct a Drive Thru Coffee Shop. This is consistent with the North Central Community Plan’s objective to 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. The future land use classification for the property is “Low Density Residential,” which is not compatible with the existing uses along the Blanco Road corridor. The proposed Plan Amendment to “Neighborhood Commercial” is a compatible and aligns with the “Neighborhood Commercial” land use to the North, South and West of the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700247

CURRENT ZONING: "I-1 AHOD" General Industrial Airport Hazard Overlay District

PROPOSED ZONING: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: October 18, 2022