



City of San Antonio

Agenda Memorandum

Agenda Date: July 27, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment Case PA-2022-11600051
(Associated Zoning Case Z-2022-10700145)

SUMMARY:

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 27, 2022. This case is continued from the June 22, 2022 and July 13, 2022 hearings.

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: Carla Rozo

Applicant: Ivan Cortez

Representative: Ivan Cortez

Location: 4311 Blanco Road

Legal Description: 0.160 acres out of NCB 9764

Total Acreage: 0.160

Notices Mailed

Owners of Property within 200 feet: 22

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

Applicable Agencies: NA

Transportation

Thoroughfare: Blanco Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: La Manda Boulevard

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 2 and 202

Parking Information: The minimum parking for Auto Sales is 1 per 500 square feet of sales and service building.

COMPREHENSIVE PLAN

Comprehensive Plan Component: Greater Dellview Area Community Plan

Plan Adoption Date: September 29, 2005

Plan Goals:

Objective 3.2: Reuse and Retrofit: Promote and facilitate the revitalization of existing commercial strip centers and sites in the planning area.

3.1.2 Engage developers in a positive dialogue that expresses desired types and forms of development.

Comprehensive Land Use Categories

Land Use Category: "Neighborhood Commercial"

Description of Land Use Category: Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses. 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.

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

Land Use Category: "Regional Commercial"

Description of Land Use Category: This category provides for high intensity commercial uses that draw patrons from the community and beyond. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. Nodes are typically 20 acres or greater in size.

Permitted Zoning Districts: NC, C-1, C-2P, C-2, C-3, O-1 and O-2

Land Use Overview

Subject Property

Future Land Use Classification: "Neighborhood Commercial"

Current Land Use Classification: Vacant Building

Direction: North

Future Land Use Classification: "Neighborhood Commercial"

Current Land Use Classification: Beauty Shop

Direction: East

Future Land Use Classification: "Neighborhood Commercial"

Current Land Use Classification: Retail

Direction: South

Future Land Use Classification: "High Density Residential"

Current Land Use Classification: Multi-Family

Direction: West

Future Land Use Classification: "Low Density Residential"

Current Land Use: Single-Family Dwelling

ISSUE: None.

FISCAL IMPACT: There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The property is not within 1/2 a mile of a Regional Center but within 1/2 a mile from the Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from "Neighborhood Commercial" to "Regional Commercial" is requested to rezone the property to "C-3" General Commercial District. The proposed "Regional Commercial" land use is not appropriate and is too intense for the property. "Regional Commercial" is for high intensity commercial uses and are ideally located at the intersection of major arterials and highways or expressways. "Regional Commercial" properties are also established on properties that are generally 20 acres or more in size. Thus, this request is completely out of scope and character for this site.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700145

Current Zoning: "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District

Proposed Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: July 5, 2022