



City of San Antonio

Legislation Details (With Text)

File #: 21-3180

Type: Plan Amendment

In control: Planning Commission

On agenda: 4/28/2021

Title: PLAN AMENDMENT CASE PA-2021-11600017 (Council District 1): A request by Chuck Christian, representative, for Approval of a Resolution to amend the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Community Commercial" on Lot 24, Block 78, NCB 2773, located at 1303 West Lullwood Avenue. Staff recommends Denial with an Alternate Recommendation. (Associated Zoning Case Z-2021-10700060) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2021-11600017
(Associated Zoning Case Z-2021-10700060)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 2002

Current Land Use Category: "Urban Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 28, 2021

Case Manager: Justin Malone, Planner

Property Owner: Devon Luna

Applicant: Chuck Christian

Representative: Chuck Christian

Location: 1303 West Lullwood Avenue

Legal Description: Lot 24, Block 78, NCB 2773

Total Acreage: 0.1261

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Keystone Neighborhood Association, Los Angeles Heights Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Transportation

Thoroughfare: West Lullwood Avenue

Existing Character: Local

Proposed Changes: None

Thoroughfare: Warner Avenue

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property

Routes Served: 509

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 2002

Goals:

Goal 2: Economic Development- Ensure the Near NW Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.

Comprehensive Land Use Categories

Land Use Category: "Urban Low Density Residential"

Description of Land Use Category:

Mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.

The community also recognizes the varying densities found in their Urban Low-Density Residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in an Urban Low-Density Residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure, the neighborhoods' highest preference is for the house to return to a single-family use with or without an accessory dwelling. If returning the structure to a single-family use with or without an accessory dwelling is infeasible, the neighborhoods would support a reduction in density.

Permitted Zoning Districts: R-3, R-4, R-5, R-6

Land Use Category: "Community Commercial"

Description of Land Use Category:

Includes medium and 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 on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drivethrough establishments are permissible. Community commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

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

Land Use Overview

Subject Property

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Auto and Light Truck Repair with Outside Storage of Vehicles, Trailers, and Equipment

Direction: North

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Auto and Light Truck Repair

Direction: East

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Bank

Direction: South

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Single Family Residential

Direction: West

Future Land Use Classification:

Urban Low Density Residential

Current Land Use Classification:

Single Family Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a Regional Center but is within a premium transit corridor.

STAFF ANALYSIS AND RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial with an Alternate Recommendation for “Neighborhood Commercial”.

The applicant seeks a Plan Amendment to “Community Commercial” to allow the expansion of their Auto and Light Truck Repair business with Outside Storage of Vehicles, Trailers, and Equipment which is located on the adjoining property to the north at 1400 W Hildebrand Avenue. Although the site is classified as “Urban Low Density Residential”, the site, however, is located entirely within the flood plain, eliminating the opportunity for any future residential development on this site. The property has been sharing access between lots, allowing vehicles, trailers, and equipment to be transported without having to access West Lullwood Avenue. Both properties have been used for automotive repair and storage for the past 30-40 years, however the recent owner is requesting land use consistent with the use of the property and for appropriate zoning.

Staff recommends a slightly lower land use intensity of “Neighborhood Commercial” to both align with the land use to the north and protect the adjacent residential uses from more intense community commercial uses. With this land use classification of “Neighborhood Commercial” the applicant can request “C-1 CD”.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the Near Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700060 CD

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair with Outside Storage of Vehicles, Trailers, and Equipment

Zoning Commission Hearing Date: May 4, 2021