



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5532

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 11/18/2015

**Title:** (Continued from 10/14/15) PLAN AMENDMENT # 15062 (Council District 1): A request by Jesse Sepulveda, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use approximately 0.2040 acres of land out of NCB 8814 located at 1807 West Wildwood Drive from "Urban Low Density Residential" to "Community Commercial". Staff recommends Denial with an Alternate recommendation. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_15062, 2. Aerial-PA\_15062, 3. PC Resolution - PA 15062

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 15062  
(Associated Zoning Case Z2015180)

**SUMMARY:**

**Comprehensive Plan Component:** Near Northwest Community Plan

**Plan Adoption Date:** February 14, 2002

**Current Land Use Category:** Urban Low Density Residential

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 18, 2015. This case is continued from August 12, 2015, September 9, 2015, and October 14, 2015.

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Jesse Sepulveda

**Applicant:** Jesse Sepulveda

**Representative:** Jesse Sepulveda

**Location:** Approximately 0.2040 acres of land out of NCB 8814, located at 1807 West Wildwood Drive

**Total Acreage:** 0.2040

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Los Angeles Heights

**Planning Team:** Near Northwest

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** IH-10

**Existing Character:** Freeway 250'-500'

**Proposed Changes:** None

**Thoroughfare:** West Wildwood Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Brad Avenue

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

The nearest VIA bus routes are 97 and 296, which operate along West Avenue.

**ISSUE:**

**Plan Adoption Date:** February 14, 2002

**Update History:** None

Goal 2 - Economic Development Ensure the Near Northwest 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**

**Urban Low Density Residential:** Urban Low-Density Residential 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.

**Example Zoning Districts:**

R-3, R-4, R-5, R-6

**Comprehensive Land Use Categories**

**Community Commercial:** Community Commercial development 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. Drive-through 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.

**Example Zoning Districts:**

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

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Vacant Industrial Lot, Industrial Yard

North

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Single-Family Residences

East

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Auto Repair, Industrial Uses, Retail

South

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Vacant Commercial, Single-Family Residences, Vacant Industrial, Bar

West

**Future Land Use Classification**

Low Density Mixed Use

**Current Use**

Single-Family Residences, Vacant Lot

**LAND USE ANALYSIS:**

The applicant requests this Plan Amendment and associated zoning change in order to have retail/law office on the subject property. The requested Community Commercial land use designation is not appropriate as Community Commercial includes medium- and high-density land uses that draw its customer base from a

larger community. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials, of which this property is not. The subject property's location in the neighborhood's perimeter facing a local street, along with the general surrounding conditions which include primarily residential uses to the south and west, makes it appropriate for the Neighborhood Commercial land use classification. The Neighborhood Commercial classification supports the Near Northwest Community Plan objectives of promoting economic growth and development.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Denial with alternate recommendation for Neighborhood Commercial. The subject property's proximity to a primarily single-family residential neighborhood and on local thoroughfares makes Neighborhood Commercial more appropriate for the property. Neighborhood Commercial land use will still allow the applicant to operate a retail/law office.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015180**

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: August 18, 2015