



City of San Antonio

Legislation Details (With Text)

File #: 20-5020

Type: Plan Amendment

In control: Planning Commission

On agenda: 9/9/2020

Title: PLAN AMENDMENT CASE PA-2020-11600057 (Council District 7): A request by Roxanna Garza, Representative, for approval of a Resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Community Commercial” to “Low Density Residential” on Lots 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707, located at 2507 Fredericksburg Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700164) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment PA 2020-11600057
(Associated Zoning Case Z-2020-10700164)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: “Community Commercial”

Proposed Land Use Category: “Low Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 9, 2020

Case Manager: Justin Malone, Planner

Property Owner: Fritz Norman, Bill Gisler, and Karl Barsun

Applicant: Andrew Bencoster

Representative: Roxanna Garza

Location: 2507 Fredericksburg Road

Legal Description: Lots 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707

Total Acreage: 1.2311

Notices Mailed

Owners of Property within 200 feet: 26

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

Applicable Agencies: None

Transportation

Thoroughfare: Fredericksburg Road

Existing Character: Arterial

Proposed Changes: None known

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

Routes Served: 95, 96, 97, 296

ISSUE:

Comprehensive Plan

Comprehensive Plan: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

HEART OF THE NEIGHBORHOOD

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

- **Objective 2.2: Business Development**

Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments

- **Action Steps 2.2.2:** Encourage new business development to locate in existing commercial areas in need of revitalization and promote existing business enhancement
 - Encourage a mix of uses within the commercial areas including business and residential development

- **Objective 2.4: Business Support**

Instigate community efforts to support area business assets

- **Action Steps 2.4.1:** Establish a regular forum for churches and businesses to address community needs and create partnerships

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category:

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.

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

Land Use Category: “Urban Low Density Residential”

Description of Land Use Category:

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.

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-6, R-5, R-4

Land Use Overview

Subject Property

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Church, School

Direction: North

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Car Wash, Parking Lot

Direction: East

Future Land Use Classification:

“Community Commercial”, “Mixed Use”

Current Land Use Classification:

Television Retail Store, Tire Retail Store, Temp Agency
Direction: South

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Residential, Office

Direction: West

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Residential

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a regional center and is within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “Urban Low Density Residential” to maintain the base “R-6” Residential Single-Family with the addition of a “S” Specific Use Authorization for a Child Care Facility.

The existing “Community Commercial” is also appropriate for Fredericksburg Road, an arterial roadway. However, the applicant has been working with the neighborhood to maintain the base residential district, which requires “Urban Low Density” land use.

The Zoning Commission recommended Approval (9-0), to rezone to “R-6 S H AHOD” Residential Single-Family Monticello Park Airport Hazard Overlay District with Specific Use Authorization for a Child Care Facility.

ALTERNATIVES:

1. Recommend Denial 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 INFORMATION: Z-2020-10700164

Current Zoning: "R-6 H AHOD" Residential Single-Family Monticello Park Airport Hazard Overlay District
Proposed Zoning: "R-6S H AHOD" Residential Single-Family Monticello Park Airport Hazard Overlay District with Specific Use Authorization for a Child Care Facility

Zoning Commission Hearing Date: September 1, 2020