



City of San Antonio

Legislation Details (With Text)

File #: 15-5534

Type: Plan Amendment

In control: City Council A Session

On agenda: 11/19/2015

Title: PLAN AMENDMENT # 15086 (Council District 1) : An Ordinance amending 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 of the West 64.86 feet of Lot D, Block 35, NCB 1937, located at 1633 West Kings Highway from "Medium Density Residential" to "Neighborhood Commercial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015303)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA_15086, 2. Aerial-PA _15086, 3. PA 15086 Signed Resolution, 4. Ordinance 2015-11-19-0979

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 15086
(Associated Zoning Case Z2015303)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: Medium Density Residential

Proposed Land Use Category: Neighborhood Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 14, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Mario Elizondo, Jr.

Applicant: Mario Elizondo, Jr.

Representative: Mario Elizondo, Jr.

Location: West 64.86 feet of Lot D, Block 35, NCB 1937, located at 1633 West Kings Highway

Total Acreage: 0.210 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Jefferson Neighborhood Association; Woodlawn Lake Neighborhood Association

Planning Team: Near Northwest Planning Team - 17

Applicable Agencies: None

Transportation

Thoroughfare: West Kings Highway

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: North Zarzamora Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Public Transit:

VIA Bus Route 520 has a stop one block from the subject property along N. Zarzamora St.

ISSUE:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Update History: September 24, 2008

Objective 2.2: Business Development Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.

Comprehensive Land Use Categories

Medium Density Residential: Includes single family houses, duplexes, triplexes, fourplexes, townhomes, cottage housing and accessory dwelling units. 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.

Comprehensive Land Use Categories

Neighborhood Commercial: Provides for offices, professional services, and shop front retail uses that are pedestrian-oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established.

Example Zoning Districts:

Examples include gift shops, delis, offices, restaurants, beauty parlors, small neighborhood groceries or markets, coffee shops, shoe repair shops and medical clinics. No drive-through establishments are permissible.

Land Use Overview

Subject Property

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Residence and Professional Office

North

Future Land Use Classification

Neighborhood Commercial

Current Use

Convenient Store, Gas Station, Restaurant

East

Future Land Use Classification

Medium Density Residential, Neighborhood Commercial

Current Use

Single-Family Residences, Gym, Bakery

South

Future Land Use Classification

Medium Density Residential

Current Use

Multi-Family Residences,

West

Future Land Use Classification

Park Open Space

Current Use

Commercial Uses

LAND USE ANALYSIS:

The applicant requests this Plan Amendment to Neighborhood Commercial in order to market the property as commercial property instead of residential. There is currently a single-family residence on the property with a detached office in the rear. The subject property is located next to Zarzamora Street, which is major arterial and has commercial uses at the intersection of Fredericksburg Road, one block away from the subject property. The property would be better suited with a commercial classification, which is consistent with the “C-1” zoning on the three opposite corners. In order to accommodate future commercial development the applicant has requested an associated rezoning from “R-6” Residential Single Family to “C-1” Light Commercial. The Neighborhood Commercial designation supports the Near Northwest Community Plan objective ensuring 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. The requested land use change will not hinder the surrounding property owners and neighborhood.

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.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends Approval. The subject property's location adjacent to Zarzamora Street, a major arterial, together with the general surrounding conditions which include commercial uses to the north, west, and south, as well as its close proximity to a commercial node at the intersection of Zarzamora Street and Fredericksburg Road, makes it appropriate for the Neighborhood Commercial land use classification.

PLANNING COMMISSION RECOMMENDATION: Approval, 9-0.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015303

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Professional Office

Proposed Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: October 20, 2015