



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1225

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 1/18/2018

**Title:** PLAN AMENDMENT CASE # 18011 (Council District 8): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Community Commercial” and “Neighborhood Commercial” to “Low-Density Residential” on 12.46 acres out of NCB 18006, located in the 10500 Block of Bandera Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018034)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2018-01-18-0068

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment 18011  
(Associated Zoning Case Z2018034)

**SUMMARY:**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** June 16, 2011

**Current Land Use Category:** “Community Commercial” and “Neighborhood Commercial”

**Proposed Land Use Category:** “Low-Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 13, 2017

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Petro-Steel Development Corp

**Applicant:** CalAtlantic Homes

**Representative:** KFW Engineers and Surveying

**Location:** 10500 Block of Bandera Road

**Legal Description:** 12.46 acres out of NCB 18006

**Total Acreage:** 12.46

**Notices Mailed**

**Owners of Property within 200 feet:** 49

**Registered Neighborhood Associations within 200 feet:** Braun Oaks

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** Bandera Road

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Tezel Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA bus route 605 is within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** June 16, 2011

**Plan Goals:** Goal 1 - Provide safer, controlled traffic flow (Pedestrian, Cyclist, and Vehicular) on major thoroughfares and arterials.

**Comprehensive Land Use Categories**

**Land Use Category:** “Low-Density Residential”

**Description of Land Use Category:** Low-Density Residential includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Permitted Zoning Districts:** “R-4”, “R-5”, “R-6”, “NP-8”, “NP-10”, “NP-15”, “UD”

**Land Use Category:** “Neighborhood Commercial”

**Description of Land Use Category:** Neighborhood Commercial includes lower intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. 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”, “O-1”

**Land Use Category:** “Community Commercial”

**Description of Land Use Category:** Community Commercial includes office, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

**Permitted Zoning Districts:** “O-1.5”, “C-1”, “C-2”, “C-2P”, “UD”

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Neighborhood Commercial”, “Community Commercial”

**Current Land Use Classification:**

Undeveloped Land

Direction: North

**Future Land Use Classification:**

“Neighborhood Commercial”, “Community Commercial”

**Current Land Use Classification:**

CVS Pharmacy, Capital One Bank, Walgreens Pharmacy, The Garden Center, The Vista Apartment Complex

Direction: East

**Future Land Use Classification:**

“Community Commercial”, “High-Density Residential”

**Current Land Use Classification:**

The Vista Apartment Complex, John H. Wood Charter School

Direction: South

**Future Land Use Classification:**

“Low-Density Residential”

**Current Land Use Classification:**

Single-Family Residences

Direction: West

**Future Land Use Classification:**

“Low-Density Residential”

**Current Land Use:**

Single-Family Residences

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not within a Regional Center or within a ½ of a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The proposed land use amendment from “Neighborhood Commercial” and “Community Commercial” to “Low-Density Residential” is requested in order to rezone the property from “C-2” Commercial District and “R-6” Residential Single-Family District to “R-4” Residential Single-Family District. The future land use for the majority of the property is “Neighborhood Commercial”, which is not consistent with the base zoning. The proposed Plan Amendment to “Low-Density Residential” will extend the currently developed residential uses to the west and south of the property.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018034**

Current Zoning: "R-6" Residential Single-Family District, "C-2" Commercial District

Proposed Zoning: "R-4" Residential Single-Family District

Zoning Commission Hearing Date: December 19, 2017