



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3437

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 6/18/2015

**Title:** PLAN AMENDMENT #15041 (Council District 6): An Ordinance amending the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.57 acres of land being Lot 4 and Lot 5 out of NCB 18859, located at the 9600 Block of Culebra Road, from "Medium Density Residential" and "Neighborhood Commercial" to "Community Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case #Z2015174)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA15041 Aerial Map, 2. PA15041 Adopted and Proposed LU Maps, 3. Signed PC Resolution PA15041, 4. Ordinance 2015-06-18-0613

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**

Plan Amendment 15041  
(Associated Zoning Case Number Z2015174 S)

**SUMMARY:**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** September 24, 1998

**Plan Update History:** June 16, 2011

**Current Land Use Category:** Medium Density and Neighborhood Commercial

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 13, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Constellations Investment Partnership, Ltd.

**Applicant:** KLove Engineering, LCC

**Representative:** KLove Engineering, LCC

**Location:** Lot 4 and Lot 5 out of NCB 18859, located at the 9600 Block of Culebra Road

**Total Acreage:** 2.57

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** 13

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Culebra Road

**Existing Character:** Primary Arterial Type A 120'

**Proposed Changes:** None

**Public Transit:** None

**Thoroughfare:** Village Park

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** None

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** September 24, 1998

**Update History:** June 16, 2011

**Goal-1: Encourage neighborhood-friendly business development**

**Strategies-1:** Promote more businesses to be with neighborhood scale and commercial uses to be easily accessible.

**Comprehensive Land Use Categories**

**Medium Density Residential:** Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise garden-style apartments with more than four dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are consistent when located on the same lot as the principal residence. 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

**Permitted Zoning Districts:** R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD

**Comprehensive Land Use Categories**

**Neighborhood Commercial:** 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 neighborhoods residential areas, or along arterials where already established.

**Permitted Zoning Districts:** NC, C-1, and O-1

### **Comprehensive Land Use Categories**

**Community Commercial;** Community Commercial includes offices, professional services, and retail uses that are accessible to a variety of modes of transportation including bicyclist 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, and UD

### **Land Use Overview**

Subject Property

Future Land Use Classification: Medium Density Residential and Neighborhood Commercial land use

Current Use Classification: C-2, C-2 NA S (vacant)

Direction: North

Future Land Use Classification: Medium Density Residential

Current Use: C-2 NA S (vacant lot), MF-33 (childcare business), MF-33 (single-family homes)

Direction: East

Future Land Use Classification: Medium Density Residential

Current Use: C-2 (vacant), MF-33 (vacant), MF-33 (apartments)

Direction: South

Future Land Use Classification: N/A (outside the Northwest Community Plan)

Current Use: C-2 (vacant), R-5 (vacant)

Direction: West

Future Land Use Classification: Neighborhood Commercial land use

Current Use: C-3R (gas station), R-5 (single-family homes)

### **Land Use Analysis**

The subject property is located at the northeast corner of Culebra Road and Village Park Street within the Northwest Community Plan. The applicant requests to change the future land use from “Medium Density Residential” and “Neighborhood Commercial” to “Community Commercial”. The applicant requests this plan amendment in order to allow the development of the subject property as a carwash. The property is currently vacant, it is located adjacent to a “Primary Arterial Type “A” Thoroughfare (Culebra Road), and the property is accessible to a variety of modes of transportations including VIA Metropolitan Transit bus route 610. The proposed land use change to “Community Commercial” complies with the Northwest Community Plan’s goals and strategies. The “Community Commercial” land use classification for the subject property is appropriate at this location and supports the Plan’s goal of promoting economic growth in the area along arterials and in

established commercial areas.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to Northwest Community Plan.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The development of the subject property with the "Community Commercial" use classification is consistent with the land use designation of the Northwest Community Plan and compatible with the existing development pattern.

**PLANNING COMMISSION RECOMMENDATION:** Approval. Resolution Attached

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2015174 S

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2NA-S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Commercial Athletic Field

Proposed Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash

Zoning Commission Hearing Date: May 19, 2015

Zoning Commission Recommendation: Approval (7-0)