



City of San Antonio

Legislation Details (With Text)

File #: 16-4123

Type: Plan Amendment

In control: City Council A Session

On agenda: 8/18/2016

Title: PLAN AMENDMENT # 16053 (Council District 3): An Ordinance amending the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.89 acres of land out of NCB 10762, located at 4438 Wildt Road from "Low Density Residential" to "Neighborhood Commercial". Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2016189)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PA 16053 Signed Resolution, 4. Draft Ordinance, 5. Ordinance 2016-08-18-0627

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 16053
(Associated Zoning Case Z2016189)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Neighborhood Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 13, 2016

Case Manager: Erica Greene, Planner

Property Owner: Don Clauson

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 4438 Wildt Road

Legal Description: 1.89 acres out of NCB 10762

Total Acreage: 1.89 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Comanche Community Association

Applicable Agencies: None

Transportation

Thoroughfare: Wildt Road

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: S WW White Road

Existing Character: Collector Street

Proposed Changes: None

Public Transit:

The nearest VIA bus routes are #5 and 30 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: May 21, 2009

Update History: None

Goal: A well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life.

Comprehensive Land Use Categories

Low Density Residential: Low Density Residential Development includes Single- Family Residential Development on individual lots. 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.

Example Zoning Districts:

RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

Comprehensive Land Use Categories

Community Commercial: Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

Example Zoning Districts:

NC, O-1, O-1.5, C-1, C-2, & C-2P

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residence

North

Future Land Use Classification

Low Density Residential and Neighborhood Commercial

Current Use

Single-Family Residences and Commercial Business

East

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Business

South

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residence

West

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residence

LAND USE ANALYSIS:

The applicant is proposing a self-storage facility. The properties that are located around the subject property include several single-family residences along with commercial businesses to the north of the property. The proposed amendment to Neighborhood Commercial is not consistent with the surrounding areas. The proposed amendment to Neighborhood Commercial land use will significantly alter the land use pattern and character of the immediate area as the proposed change will enable encroachment into the surrounding neighborhoods. The Neighborhood Commercial classification does not support the Eastern Triangle Community Plan objectives of community pride and attitude and having a well maintained community with a diverse housing stock that meets the needs of current and future residents through all stages of life.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends denial. The proposed amendment to Neighborhood Commercial land use will significantly alter the land use pattern and character of the immediate area due to encroachment into the neighborhood. The proposed change is not compatible with the already-existing surrounding pattern of development.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016189

Current Zoning: "R-20" Residential Single-Family District

Proposed Zoning: "C-1 CD" Light Commercial District with a Conditional Use for Self Storage

Zoning Commission Hearing Date: July 19, 2016