



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-1274

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**Agenda Item Number:** P-6.

**Agenda Date:** 6/19/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 8

**SUBJECT:**

Plan Amendment 14042

**SUMMARY:**

An Ordinance amending the future land use plan contained in the **Huebner/Leon Creek Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.4824 acres out of Lot 109, Block 11, NCB 16098 located in the 6900 Block of Prue Road on the northwest side of Prue Road, at Country Dawn from **Low Density Residential** to **Community Commercial** land use.

The Department and Planning Commission recommend approval. The change to Community Commercial will not significantly alter the land use pattern or character of the immediate area where as there is a mixture of land uses that is compatible with the proposed Community Commercial.

**BACKGROUND INFORMATION:**

**Applicant:** Brown & Ortiz, P.C

**Owner:** ZAHB Ventures, LLC., by Betty Aguilar, Agent

**Property Location:** A portion of the 6900 Block of Prue Road

**Acreage:** 1.4824

**Current Land Use of site:** Vacant Lot

**Adjacent Land Uses:**

**N:** Designated Low Density Residential occupied by Single Family Residential

**SE:** Designated Low Density Residential occupied by Single Family Residential

**W:** Designated Park and Open Space occupied by Open Space

**ISSUE:**

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

**Comprehensive Plan Analysis:**

**Comprehensive Plan Component:** Huebner/Leon Creek Community Plan

**Plan Adoption Date:** August 21, 2003

**Update History:** August 29, 2009

**Plan Goals:**

**Goal 1, Objective 1.1: Promote new commercial and residential development that is respectful of the primary residential character of the area.**

Land Use Plan: Encourages Community Commercial uses to typically be located on arterials at major intersections (node) or along arterials.

The proposed development is consistent with the above stated objectives of the Huebner/Leon Creeks Community Plan.

**LAND USE ANALYSIS:**

The subject property is located on the north side of Prue Road between Country Dawn and Terra Rye. The subject property is classified as Low Density Residential in the Huebner / Leon Creek Community Plan, as are most of the surrounding properties.

The applicant's requests for this plan amendment and the associated zoning change is to accommodate and promote the establishment of an office retail development. Although the subject property location for a proposed Community Commercial development is not at an intersection, it is located along a major arterial and consistent with the Huebner/Leon Creek Community Plan.

The existing surrounding land uses include low density residential, with parks/open space that are the predominant land use classification. The proposed Community Commercial will be consistent with the existing use of the surrounding properties. It will establish new commercial development that is respectful of the primary residential character of the area as encouraged by the Huebner/Leon Creek Community Plan. Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

The City's Major Thoroughfare Plan identified Prue Road as a Secondary Arterial Type A roadway. Prue Road travels in an east west direction. It was recently improved to the four lane divided roadway with sidewalks on both sides as described by the Major Thoroughfare Plan for a Secondary Arterial Type A roadway. The subject property is located on the north side of Prue Road. It is approximately 2 miles east of Bandera Road. Bandera Road is identified by the Major Thoroughfare as a Primary Arterial Type A. The subject property is approximately 1 mile west of Babcock Road. Babcock Road is a Secondary Arterial Type A, as identified by the Major Thoroughfare Plan. There are no transit lines that operate on Prue Road. The nearest VIA transit line operate on Spring Time Drive/Horn Boulevard less than a ½ mile away east of the subject property. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**COMMUNITY FACILITIES ANALYSIS:**

The subject property is nearby facilities such as Wanke Elementary School, and Fortress Christian Academy which are in the North side Independent School District. It abuts open space (floodplain) on the northwest corner of the subject property. The requested land use change should not create any additional demand for community facilities. Rather, it will complement the existing community facilities in the area.

**ALTERNATIVES:**

No action will maintain the current future land use classification of Low Density Residential.

**FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

**DEPARTMENT RECOMMENDATION:**

Approval. The subject property is located on a major arterial. It's location along a major arterial surrounded by residential and its distance from the major commercial node located at the intersection of Bandera and Prue Road provide new commercial development that is respectful of the primary residential character of the area. This location is suitable for Community Commercial as recommended by the Huebner/Leon Creek Community Plan, which recommends that Community Commercial be located where it can meet the needs of the community. Further, the proposed development of office and retail services provides consistency with the Goals and Objectives of the Huebner/Leon Creek Community Plan.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting and Public Hearing Date: May 14, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: April 23, 2014

Number of notices mailed 10 days prior to Public Hearing: 25 to owner of property 200 feet; 18 to planning team members, and 1 to applicant.

Registered Neighborhood Association (s) notified: There is no registered neighborhood association within 200 feet of subject property.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014155**

Current Zoning: "C-1" Light Commercial District and "R-6 PUD" Residential Single-Family Planned Unit Development District

Proposed Zoning: "C-2" Commercial District Zoning Commission

Public Hearing Date: May 20, 2014

Approval.