



City of San Antonio

Agenda Memorandum

File Number: 15-3524

Agenda Item Number: P-4.

Agenda Date: 8/6/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 15048

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Plan Update History: June 16, 2011

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Neighborhood Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 27, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: APM Services Inc.

Applicant: Scott Anglin

Representative: Scott Anglin

Location: Approximately 1.9150 acres of Land out Lot P-29 NCB 15479, located at the 9538 Braun Road

Total Acreage: 1.9150

Notices Mailed

Owners of Property within 200 feet: 12
Registered Neighborhood Associations within 200 feet: None
Planning Team: Northwest CP Planning Team - 12
Applicable Agencies: None

Transportation

Thoroughfare: Braun Road
Existing Character: Secondary Arterial Type A 86'
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

Low Density Residential: 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, 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

Land Use Overview

Subject Property

Future Land Use Classification: Low Density Residential

Current Use Classification: R-6 (single-family home)

Direction: North

Future Land Use Classification: Suburban Tier, Parks and Open Space

Current Use: R-4 PUD (single-family homes)

Direction: East

Future Land Use Classification: Community Commercial

Current Use: C-3 (business)

Direction: South

Future Land Use Classification: Public/Institutional

Current Use: R-6 (School)

Direction: West

Future Land Use Classification: Public/Institutional

Current Use: R-6 (School)

Land Use Analysis

The applicant requests this plan amendment in order to allow the development of the subject property as a bed and breakfast facility. The property is currently a single family residence and it is located adjacent to a Secondary Arterial Type “A” Thoroughfare (Braun Road). The proposed land use change to Neighborhood Commercial complies with the Northwest Community Plan’s goals and strategies. The Neighborhood 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 Neighborhood Commercial use classification is consistent and compatible with the existing development pattern.

PLANNING COMMISSION RECOMMENDATION: Approval, PC Resolution attached.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: N/A

Current Zoning: “R-6” Residential Single-Family District

Proposed Zoning: “C-1” Light Commercial District

Zoning Commission Hearing Date: July 7, 2015

Zoning Commission Recommendation: Approval (8-0)