



City of San Antonio

Legislation Details (With Text)

File #: 15-4441

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 8/26/2015

Title: PLAN AMENDMENT # 15075 (Council District 7): A request by Brown & Ortiz, PC (c/o James McKnight), for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of one (1) acre out of Lots P-26B, P-26, P-27, P-27A, NCB 17971 located at 7719 Eckhert Road from "Neighborhood Commercial" to "Community Commercial". Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC Resolution - PA 15075, 2. Aerial-PA _15075, 3. Adopted and Proposed Land Use - PA 15075

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

Plan Amendment 15075
(Associated Zoning Case Number Z2015265)

SUMMARY:

Comprehensive Plan Component: Huebner/Leon Creeks Community Plan

Plan Adoption Date: September 21, 2003

Current Land Use Category: Neighborhood Commercial

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 26, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Equity Trust Co. Custodian FBO Robert Ratazak IRA

Applicant: Stephen Allen

Representative: Brown and Ortiz, PC (c/o James McKnight)

Location: Approximately 1.00 acre of land out of Lots P-26B, P-26, P-27, P-27A, NCB 17971, located at 7719 Eckhert Road

Total Acreage: 1.00

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Planning Team: Huebner/Leon Creeks Community Plan - 18

Applicable Agencies: None

Transportation

Thoroughfare: Eckhert Road

Existing Character: Secondary Arterial TYPE a 86'

Proposed Changes: None

Thoroughfare: Woodchase Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit:

VIA bus route 606 runs along Eckhert Road. There is a bus stop directly in front of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Huebner/Leon Creeks Community Plan

Plan Adoption Date: August 21, 2003

Update History: August 20, 2009

Goal 1: Community Character and Quality of Life - Preserve the character and quality of life of the Huebner/Leon Creeks Community.

Objective 1.4: Neighborhood Conservation and Nodal Development Seek techniques to maintain existing development patterns.

Strategy 1.4.1 Seek techniques to limit new retail, office and multifamily development to the major thoroughfares that surround the Planning Area.

Comprehensive Land Use Categories

Neighborhood Commercial: Includes small scale retail or offices, professional services and convenience retail that serves the neighborhood market and is accessible to bicyclists and pedestrians. It is located at intersections of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates a yard or landscaping buffer to residential uses. Examples include flower shops, small restaurants, lawyer's offices, coffee shops, barbers shops, book stores, dry cleaning, or convenience stores without gasoline.

Related Zoning Districts: NC, C-1 & O-1

Comprehensive Land Use Categories

Community Commercial: Provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. 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 have buffer landscaping, lighting and signage controls.

Related Zoning Districts: C-1, C-2, C-2P, O-1, NC

Land Use Overview

Subject Property

Future Land Use Classification

Neighborhood Commercial

Current Use

Vacant Lot

North

Future Land Use Classification

Neighborhood Commercial

Current Use

Vacant Lot, Single-Family Residence, Commercial uses (Self Storage facility)

East

Future Land Use Classification

OCL

Current Use

Commercial uses, Single-Family Residences

South

Future Land Use Classification

High-Density Residential, Community Commercial

Current Use

Vacant Lot, Single-Family Residences

West

Future Land Use Classification

Suburban Tier

Current Use

Single-Family Residences

LAND USE ANALYSIS:

The current land use designation, under the Huebner/Leon Creeks Community Plan, is Neighborhood Commercial, which does not allow for commercial zoning above “C-1”. While the UDC will allow a conditional use for “C-1” zoning, it would also limit the building size to 5,000 square feet, which is too small for the proposed use. The applicant requests this plan amendment in order to change the land use to Community Commercial. Under Community Commercial, the requested “C-2” would be permitted. The subject property’s location on the neighborhood’s perimeter facing a major roadway, along with the general surrounding conditions which include commercial uses, makes it appropriate for the Community Commercial land use classification. The Community Commercial classification supports the Huebner/Leon Creeks Community Plan

objectives of limiting new retail, office and multi-family development to the major thoroughfares that surround the Planning Area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Huebner/Leon Creeks Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends Approval. The subject property's location on the neighborhood's perimeter facing a major roadway, together with the general surrounding conditions, makes it appropriate for the Community Commercial land use classification. The requested land use designation is also in keeping with the intent of the Huebner/Leon Creeks Community Plan and will not hinder surrounding property owners.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015265

Current Zoning: "O-1 AHOD" Office Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Office/Warehouse (flex space)

Zoning Commission Hearing Date: September 1, 2015