



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-4856

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 9/23/2015

**Title:** PLAN AMENDMENT # 15079 (Council District 7) : A request by Rohan Ladduwahetti, 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 1.975 acres of land out of NCB 17946 located at 8750 Bandera Road from "Medium Density Residential" to "Community Commercial". Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department) (Associated Zoning Case # Z2015285)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_15079, 2. Aerial-PA \_15079, 3. PC Resolution - PA 15079

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Plan Amendment 15079  
(Associated Zoning Case Z2015285)

**SUMMARY:**

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

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

**Current Land Use Category:** Medium Density Residential

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 23, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Robert A. Buckholdt

**Applicant:** Rohan Ladduwahetti

**Representative:** Rohan Ladduwahetti

**Location:** 8750 Bandera Road; Approximately 1.975 acres of land out of the north 118 feet Lot 10, NCB 17946, located at 8750 Bandera Road

**Total Acreage:** 1.975

**Notices Mailed**

**Owners of Property within 200 feet:** 30

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

**Planning Team:** Huebner/Leon Creeks Community Plan - 18

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Bandera Road

**Existing Character:** Enhanced Secondary Arterial 120'-142'

**Proposed Changes:** None

**Thoroughfare:** Bresnahan Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** VIA bus route 605 stops at the intersection of Bandera Road and Mystic Park.

**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 1.1:** Growth Management Promote new commercial and residential development that is respectful of the primarily residential character of the area.

**Comprehensive Land Use Categories**

**Medium Density Residential** includes Single Family Residential Development on one lot including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities should not exceed 18 dwelling units per acre. This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial. 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.

**Related Zoning Districts:** R-3, RM-4, RM-5, RM-6 & MF-18

**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**

Medium Density Residential

#### **Current Use**

Single-Family Residence

North

#### **Future Land Use Classification**

Community Commercial, Low Density Residential

#### **Current Use**

Retail Strip, Vacant Lot, Single-Family Residences

East

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Single-Family Residences

South

#### **Future Land Use Classification**

Medium Density Residential, Community Commercial

#### **Current Use**

Single-Family Residence, Vacant Lots

West

#### **Future Land Use Classification**

Community Commercial, Public Institutional

#### **Current Use**

Medical Facility, Commercial Uses

### **LAND USE ANALYSIS:**

The current land use designation, under the Huebner/Leon Creeks Community Plan, is Medium Density Residential, which does not allow for commercial zoning. The applicant requests this plan amendment in order to change the land use to Community Commercial. Under Community Commercial, the requested “C-2” zoning 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 facing a major roadway, and being adjacent with Community Commercial 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: Z2015285**

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: October 6, 2015