



# City of San Antonio

## Legislation Details (With Text)

<b>File #:</b>	16-4480
<b>Type:</b>	Plan Amendment
<b>In control:</b>	City Council A Session
<b>On agenda:</b>	9/15/2016
<b>Title:</b>	PLAN AMENDMENT # 16060 (Council District 7): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 33, Block 2, NCB 8416, located at 150 Babcock Road from "Urban Low-Density Residential" to "Neighborhood Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016207)
<b>Sponsors:</b>	
<b>Indexes:</b>	
<b>Code sections:</b>	
<b>Attachments:</b>	1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PA 16060 Signed Resolution, 4. Draft Ordinance, 5. Ordinance 2016-09-15-0715

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

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Plan Amendment 16060  
(Associated Zoning Case Z2016207)

**SUMMARY:**

**Comprehensive Plan Component:** Near Northwest Community Plan

**Plan Adoption Date:** February 14, 2002

**Current Land Use Category:** Urban Low-Density Residential

**Proposed Land Use Category:** Neighborhood Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 10, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Pablo Manrique and Maria Luisa Manrique

**Applicant:** Longhorn Tejas Property Builder

**Representative:** Pedro Rodriguez

**Location:** 150 Babcock Road

**Legal Description:** Lot 33, Block 2, NCB 8416

**Total Acreage** 0.309 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** Monticello Park and Maverick Neighborhood Association

**Applicable Agencies:**

**Transportation**

**Thoroughfare:** Babcock

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop one block east at the corner of Babcock Road and Fredricksburg Road.

**ISSUE:**

**Plan Adoption Date:** February 14, 2002

**Update History:** None

Goal 2: Ensure the Near Northwest Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.

**Comprehensive Land Use Categories**

**Urban Low-Density Residential:** Urban Low-Density Residential mainly includes single family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. 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.

**Example Zoning Districts:**

R-3, R-4, R-5, R-6

**Comprehensive Land Use Categories**

**Neighborhood Commercial:** Neighborhood Commercial provides for offices, professional services, and shop front retail uses that are pedestrian oriented. Neighborhood Commercial uses should be located at the intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum size of 5,000 square feet or the square footage of an existing building. 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 angled or head-in parking along the street. Additionally, all off-street parking

and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Service entrances and/or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses.

**Example Zoning Districts:**

NC, C-1

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Urban Low-Density Residential

**Current Use**

Vacant Lot

North

**Future Land Use Classification**

Community Commercial

**Current Use**

Restaurant Supply Warehouse

East

**Future Land Use Classification**

Urban Low-Density Residential

**Current Use**

Professional Office

South

**Future Land Use Classification**

Urban Low-Density Residential

**Current Use**

Multi-Family

West

**Future Land Use Classification**

Urban Low-Density Residential

**Current Use**

Professional Office

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to construct a beauty salon on the subject property. The subject property is a small lot that faces a high-capacity urban road. The general surrounding conditions, which include commercial, office and multi-family residential uses and its close proximity to another high-capacity urban road, make it appropriate for the Community Commercial land use classification. The Neighborhood Commercial classification supports the Near Northwest Community Plan's objective to promote economic growth and offer a mix of businesses to meet the community's needs.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Near Northwest Community Plan, as presented above.

2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None

**RECOMMENDATION:**

Staff recommends approval. As part of the Near Northwest Community Plan's efforts to support businesses, an objective of the community plan is to create opportunities for new business development, to ensure a diversity of attractive business in pedestrian friendly environments. The subject property faces a major roadway and is in close proximity to a commercial node, which makes Neighborhood Commercial an appropriate land use classification.

**PLANNING COMMISSION RECOMMENDATION:** Approval (7-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016207

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Proposed Zoning: "C-1 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: August 16, 2016