



City of San Antonio

Legislation Details (With Text)

File #: 17-2667

Type: Plan Amendment

In control: Planning Commission

On agenda: 4/26/2017

Title: PLAN AMENDMENT # 17044 (Council District 7): A request by Brown & Ortiz for approval of a resolution to amend the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Parks and Open Space" to "Community Commercial" on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017135)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. Proposed LU Map, 3. PC Resolution- PA 17044

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 17044

(Associated Zoning Case Z2017135)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Current Land Use Category: "Low Density Residential" and "Parks and Open Space"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 26, 2017

Case Manager: Nylih Acosta, Planner

Property Owner: #1 Leon Creek, Ltd

Applicant: Henry A. Daughtry

Representative: Brown & Ortiz, PC

Location: 9599 Braun Road

Legal Description: 5.7237 acres out of NCB 18230 and NCB 15664

Total Acreage: 5.7237

Notices Mailed

Owners of Property within 200 feet: 87

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation

Transportation

Thoroughfare: Braun Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Alisa Brooke

Existing Character: Local Road

Proposed Changes: None Known

Public Transit:

There are no VIA routes within walking distance of the subject property.

ISSUE:

None.

Plan Adoption Date: September 24, 1998

Update History: June 16, 2011

Goal: Encourage appropriate commercial development.

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.

Example Zoning Districts:

R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD

Comprehensive Land Use Categories

Parks/Open Space: Parks/Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Example Zoning Districts:

Varies

Comprehensive Land Use Categories

Community Commercial: Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. 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 include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

Example Zoning Districts:

O-1.5, C-1, C-2, C-2P and UD

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential and Parks Open Space

Current Use

Vacant Lot and Vacant Building

North

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

East

Future Land Use Classification

Low Density Residential and Parks Open Space

Current Use

Single-Family Residences and Vacant Lot

South

Future Land Use Classification

Low Density Residential, Public/Institutional, Neighborhood Commercial, and Community Commercial

Current Use

Single-Family Residences and Elementary School

West

Future Land Use Classification

Low Density Residential, Public/Institutional, Neighborhood Commercial, and Community Commercial

Current Use

Single-Family Residences, Church and Learning Academy

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to construct a commercial/retail development on a portion of the property and community facilities for a nonprofit organization on the remaining portion. The subject property is within close proximity of a major arterial, North

Loop 1604, a neighborhood node, Loop 1604 and Braun Road, and a major node, Loop 1604 and Bandera Road, as well as other community commercial uses. This property is appropriate for the “Community Commercial” land use classification because it will act as a transition from commercial uses to residential areas. In addition, there will be a required Type B, 15 foot buffer along the rear of the property (the applicant proposes a 30 foot buffer) between the commercial and residential uses. The “Community Commercial” classification supports the Northwest Community Plan to promote business to be within neighborhood scale, easily accessible, and encourage appropriate commercial development. Furthermore, the size of the property is better suited for “C-2” without building size restrictions of “C-1” or “NC”.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to “Community Commercial” land use will not significantly alter the land use pattern or character of the immediate area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017135

Current Zoning: "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District

Proposed Zoning: "C-2" Commercial District and "C-2 HE" Commercial Historic Exceptional District

Zoning Commission Hearing Date: May 2, 2017