



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4693  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 8/23/2017  
**Title:** PLAN AMENDMENT CASE # 17068 (Council District 1): A request by SATXEW, LLC, for approval of a resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" to "Community Commercial" on Lots 5 and 6, Block 34, NCB 8471, located at 2734 N St Mary's Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107 daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017231)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed Map, 2. Amend\_17068\_NearNWC\_B&W\_Aerial, 3. DRAFT PC Resolution-PA 17068

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 17068  
(Associated Zoning Case Z2017231)

**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:** "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 23, 2017

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** SATXEW, LLC

**Applicant:** SATXEW, LLC

**Representative:** Patrick W. Christensen

**Location:** 2310 Fresno Street

**Legal Description:** Lot 5 and 6, Block 34, NCB 8471

**Total Acreage:** 0.419

**Notices Mailed**

**Owners of Property within 200 feet:** 36

**Registered Neighborhood Associations within 200 feet:** Los Angeles Heights Neighborhood Association

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** Fredericksburg Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Babcock Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Fresno Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** The subject property is within walking distance of Via routes 95, 96, 97, 100, 296, and 520.

**ISSUE:**

**Comprehensive Plan**

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

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

**Plan Goals:** Goal 2 - Economic Development Ensure the Near NW 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**

**Land Use Category:** Low Density Residential

**Description of Land Use Category:** Low-Density Residential is composed of single-family houses on individual lots, reflecting the predominant lot size in the area. 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.

**Permitted Zoning Districts:** R-4, R-5, R-6

**Comprehensive Land Use Categories**

**Land Use Category:** Community Commercial

**Description of Land Use Category:** Community Commercial developments that include medium and high density land uses that draw its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include all Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drive-through establishments are permissible.

**Permitted Zoning Districts:** NC, O-1, O-1.5, C-1, C-2, & C-2P

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Community Commercial, Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: South

**Future Land Use Classification:**

Community Commercial, Low Density Residential

**Current Land Use Classification:**

Single-Family Residence

Direction: West

**Future Land Use Classification:**

Community Commercial

**Current Land Use:**

Car Wash, Restaurant

### **Proximity to Regional Center/Premium Transit Corridor**

The subject property is not within ½ of a mile of a Regional Center. The subject property is within ½ of a mile of the Zarzamora Premium Transit Corridor.

### **FISCAL IMPACT:**

None.

**STAFF ANALYSIS AND RECOMMENDATION:** Staff recommends Approval.

The requested plan amendment from “Urban Low Density Residential” to “Community Commercial” is needed in order to expand the applicant’s adjacent car wash business. The “Community Commercial” land use designation is in line with the current land use designations within this area. “Community Commercial” extends into the neighborhood along Fresno Street and West Olmos Drive.

**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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017231**

Current Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “C-1 CD AHOD” Light Commercial Airport Hazard Overlay District with a Conditional Use for a Car Wash

Zoning Commission Hearing Date: September 5, 2017