



City of San Antonio

Legislation Details (With Text)

File #: 17-5117
Type: Plan Amendment
In control: City Council A Session
On agenda: 10/5/2017
Title: PLAN AMENDMENT CASE # 17068 (Council District 1): An Ordinance amending 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 Lot 5, Block 34, NCB 8471, located at 2310 Fresno Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017231 CD)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed Map, 2. Signed Resolution, 3. 17-5117_PA 17068 Draft Ordinance, 4. Ordinance 2017-10-05-0765

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 CD)

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, Block 34, NCB 8471

Total Acreage: 0.242

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 and Planning Commission (9-0) recommend 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 CD

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