



City of San Antonio

Legislation Details (With Text)

File #: 17-6498

Type: Plan Amendment

In control: Planning Commission

On agenda: 12/13/2017

Title: PLAN AMENDMENT CASE # 18011 (Council District 8): A request by the Petro-Steel Development Corp 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 "Community Commercial" and "Neighborhood Commercial" to "Low-Density Residential" on 12.46 acres out of NCB 18006, located in the 10500 Block of Bandera Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018034)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 18011
(Associated Zoning Case Z2018034)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 16, 2011

Current Land Use Category: "Community Commercial" and "Neighborhood Commercial"

Proposed Land Use Category: "Low-Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Petro-Steel Development Corp

Applicant: CalAtlantic Homes

Representative: KFW Engineers and Surveying

Location: 10500 Block of Bandera Road

Legal Description: 12.46 acres out of NCB 18006

Total Acreage: 12.46

Notices Mailed

Owners of Property within 200 feet: 49

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Tezel Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus route 605 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 16, 2011

Plan Goals: Goal 1 - Provide safer, controlled traffic flow (Pedestrian, Cyclist, and Vehicular) on major thoroughfares and arterials.

Comprehensive Land Use Categories

Land Use Category: “Low-Density Residential”

Description of Land Use Category: 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.

Permitted Zoning Districts: “R-4”, “R-5”, “R-6”, “NP-8”, “NP-10”, “NP-15”, “UD”

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Neighborhood Commercial includes lower intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established.

Permitted Zoning Districts: “NC”, “C-1”, “O-1”

Land Use Category: “Community Commercial”

Description of Land Use Category: Community Commercial includes office, 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.

Permitted Zoning Districts: “O-1.5”, “C-1”, “C-2”, “C-2P”, “UD”

Land Use Overview

Subject Property

Future Land Use Classification:

“Neighborhood Commercial”, “Community Commercial”

Current Land Use Classification:

Undeveloped Land

Direction: North

Future Land Use Classification:

“Neighborhood Commercial”, “Community Commercial”

Current Land Use Classification:

CVS Pharmacy, Capital One Bank, Walgreens Pharmacy, The Garden Center, The Vista Apartment Complex

Direction: East

Future Land Use Classification:

“Community Commercial”, “High-Density Residential”

Current Land Use Classification:

The Vista Apartment Complex, John H. Wood Charter School

Direction: South

Future Land Use Classification:

“Low-Density Residential”

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

“Low-Density Residential”

Current Land Use:

Single-Family Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Neighborhood Commercial” and “Community Commercial” to “Low-Density Residential” is requested in order to rezone the property from “C-2” Commercial District and “R-6” Residential Single-Family District to “R-4” Residential Single-Family District. The future land use for the majority of the property is “Neighborhood Commercial”, which is not consistent with the base zoning. The proposed Plan Amendment to “Low-Density Residential” will extend the currently developed residential uses to the west and south of the property.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018034

Current Zoning: "R-6" Residential Single-Family District, "C-2" Commercial District

Proposed Zoning: "R-4" Residential Single-Family District

Zoning Commission Hearing Date: December 19, 2017