City of San Antonio

Legislation Details (With Text)

File #:	18-6006
Type:	Plan Amendment
	In control: City Council A Session
On agenda:	12/6/2018
Title:	PLAN AMENDMENT CASE # 18094 (Council District 6): Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks and Open Space” to “Community Commercial” on 2.64 acres out of NCB 15098, generally located on Culebra Road between Les Harrison Drive and Selene Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018332)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2018-12-06-0988

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Plan Amendment 18094
(Associated Zoning Case Z2018332)

SUMMARY:
Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Plan Update History: June 16, 2011

Current Land Use Category: “Parks and Open Space”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:
Planning Commission Hearing Date: October 10, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Mansour Mansour

Applicant: Mansour Mansour

Representative: Ashley Farrimond, Kaufman & Killen, Inc

Location: Generally located on Culebra Road between Les Harrison Drive and Selene Drive

Legal Description: 2.64 acres out of NCB 15098

Total Acreage: 2.64

Notices Mailed
Owners of Property within 200 feet: 34
Registered Neighborhood Associations within 200 feet: Hidden Meadows
Applicable Agencies: Planning Department, Texas Department of Transportation

Transportation
Thoroughfare: Culebra Road
Existing Character: Primary Arterial
Proposed Changes: None Known

Public Transit: VIA route 610 is within walking distance from the subject property.

ISSUE:
Comprehensive Plan
Comprehensive Plan Component: Northwest Community Plan
Plan Adoption Date: September 24, 1998
Update History: June 16, 2011
Plan Goals: Goal-1: Encourage neighborhood-friendly business development. Encourage appropriate commercial development and uniform signage at major arterials and neighborhood nodes

Comprehensive Land Use Categories
Land Use Category: Parks and Open Space
Description of Land Use Category: 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.
Permitted Zoning Districts: Varies

Land Use Category: Community Commercial
Description of Land Use Category: 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.
Permitted Zoning Districts: O-1.5, C-1, C-2, C-2P and UD

Land Use Overview
Subject Property
Future Land Use Classification:
Parks/Open Space
Current Land Use Classification:
Vacant Lot

Direction: North
Future Land Use Classification:
Parks/Open Space, Low Density Residential, Public/Institutional
Current Land Use Classification:
Single-Family Residences, Elementary

Direction: East
Future Land Use Classification:
Low Density Residential, Neighborhood Commercial, Public/Institutional
Current Land Use Classification:
Single-Family Residences, Carwash, Family Dollar

Direction: South
Future Land Use Classification:
Suburban Tier
Current Land Use Classification:
Vacant Lots

Direction: West
Future Land Use Classification:
Neighborhood Commercial, Low Density Residential
Current Land Use:
Vacant Lots, Single-Family Residences

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The subject property is

RECOMMENDATION:
Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The property owner intends to develop the property for commercial use. Private property cannot be designated as “Parks/Open Space”, and the “Community Commercial” designation is appropriate for the subject property. Culebra is a primary arterial road, and commercial uses are desired along the primary arterial that serves as a buffer into the neighborhoods.

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: Z2018332
Current Zoning: "R-5" Residential Single-Family
Proposed Zoning: "C-2 NA" Commercial Nonalcoholic Sales
Zoning Commission Hearing Date: October 16, 2018