City of San Antonio

Legislation Details (With Text)

File #:	18-6362
Type:	Plan Amendment
	In control: City Council A Session
On agenda:	12/6/2018
Title:	PLAN AMENDMENT CASE # 18101 (Council District 1): 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” and “Neighborhood Commercial” to “Community Commercial” on Lot 2 through Lot 10 and P-100, Block 48, NCB 2742 and Lot 10, Block 2, NCB 3244, located at 1414 Fredericksburg Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018344)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2018-12-06-0974

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Plan Amendment 18101
(Associated Zoning Case Z2018344)

SUMMARY:
Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

Current Land Use Category: “Urban Low Density Residential” and “Neighborhood Commercial”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:
Planning Commission Hearing Date: October 24, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Albert Andry, Phillip Andry, James Andry, and Mitchell Andry

Applicant: James Andry

Representative: Albert Andry, Phillip Andry, James Andry, and Mitchell Andry

Location: 1414 Fredericksburg Road

Legal Description: Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10 and P-100, Block 48, NCB 2742 and Lot 10, Block 2, NCB 3244

Total Acreage: 1.6774

Notices Mailed
Owners of Property within 200 feet: 37
Registered Neighborhood Associations within 200 feet: Keystone Neighborhood Association, Jefferson Neighborhood Association
Applicable Agencies: Planning Department, Office of Historic Preservation

Transportation
Thoroughfare: Fredericksburg Road
Existing Character: Secondary Arterial
Proposed Changes: None Known

Thoroughfare: Louise Street
Existing Character: Local Street
Proposed Changes: None Known

Public Transit: VIA bus routes 95, 96, 97 and 296 are within walking distance of the subject property.

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: "Urban Low Density Residential"
Description of Land Use Category: Urban Low-Density Residential mainly includes single-family houses on individual lots. Detached and attached accessory dwelling units such as granny flats and garage apartments are allowed when located on the same lot as the principal residence. Only one accessory dwelling is permitted per lot and should reflect the appearance of the main structure. 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-3", "R-4", "R-5", "R-6"

Land Use Category: "Neighborhood Commercial"
Description of Land Use Category: Neighborhood Commercial provides for offices, professional services, and shop front retail uses that are pedestrian oriented. Neighborhood Commercial uses should be located at the

intersection of a collector and local street or where an existing commercial area has been established. Structures should have a maximum size of 5,000 square feet or the square footage of an existing building. A majority of the ground floor façade should be composed of windows. Parking areas should be located behind the building, with the exception of one row of angled or head-in parking along the street. Additionally, all off-street parking and vehicle use areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Service entrances and/or yards located in the rear or side yard of the business use should be screened from adjacent residential areas and refuse enclosures should be located at the rear of the site and screened. Buffer yards should provide a landscaped separation between residential and commercial uses.
Permitted Zoning Districts: "NC", "C-1"

Land Use Category: "Community Commercial"
Description of Land Use Category: Community Commercial development includes 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. Community commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.
Permitted Zoning Districts: "NC", "C-1", "C-2", "O-1"

Land Use Overview
Subject Property
Future Land Use Classification:
"Neighborhood Commercial", "Urban Low Density Residential"
Current Land Use Classification:
Cool Crest Miniature Golf Course

Direction: North
Future Land Use Classification:
"Neighborhood Commercial", "Urban Low Density Residential"
Current Land Use Classification:
Commercial Building, Single-Family Residences

Direction: East
Future Land Use Classification:
"Light Industrial", "Community Commercial"
Current Land Use Classification:
Oak Farms Dairy

Direction: South
Future Land Use Classification:
"Neighborhood Commercial"
Current Land Use Classification:
Car Repair, Single-Family Residence

Direction: West
Future Land Use Classification:
"Neighborhood Commercial"
Current Land Use:
Office Building, Retail Shops

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is not located within a Regional Center. The property is located within ½ of a mile of the Zarzamora Premium Transit Corridor.

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

The proposed "Community Commercial" is generally consistent with the goals and objectives of the Near Northwest Community Plan. The requested land use amendment is in agreement with the current development of the area with "Community Commercial" land uses being along Fredericksburg Road. The land use amendment is requested in order to rezone the property from "C-2NA" to "C-2", removing the nonalcoholic sales from the base zoning. Although the base zoning of "C-2" is not changing, this zoning is not consistent with the current land use categories. The plan emphasizes the desire to attract new businesses, services and retail establishments.

Relevant Goals and Objectives of the Northwest Community Plan:

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.

Objective 2.1: Deco District: Continue to develop the Deco District as pedestrian friendly business corridor offering a mix of businesses and residences to meet the community's needs.

Objective 2.2: Business Development: Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.

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: Z2018344
Current Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-2NA UC-3 AHOD" Commercial Nonalcoholic Sales Fredericksburg Road Urban Corridor Airport Hazard Overlay District,"C-2NA HL UC-3 AHOD"
Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 UC-3 AHOD" Commercial Fredericksburg Road Urban Corridor Airport Hazard Overlay District,"C-2 HL UC-3 AHOD" Commercial Historic Landmark Fredericksburg Road Urban Corridor Airport Hazard Overlay District

Zoning Commission Hearing Date: November 6, 2018

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