



City of San Antonio

Legislation Details (With Text)

File #: 20-3176
Type: Plan Amendment
In control: Planning Commission
On agenda: 5/13/2020
Title: PLAN AMENDMENT CASE PA-2020-11600016 (Council District 7): A request by Hector Perez, representative, 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 "Low Density Residential" to "Community Commercial" on Lot 24 and Lot 25, Block 4, NCB 18655, located at 7239 Still Brook Drive. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z2020-10700067) (Mercedes Rivas, Senior Planner, (210) 207-0215, mercedes.rivas2@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment PA 2020-11600016
(Associated Zoning Case Z-2020-11600067)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 2011

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 13, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Victoria Garza

Applicant: Victoria Garza

Representative: Hector Perez

Location: 7239 Still Brook Drive

Legal Description: Lot 24 and Lot 25, Block 4, NCB 18655

Total Acreage: 0.3283

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Still Brook Drive

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Timberhill

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

Routes Served: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 2011

Goal-1: Encourage neighborhood-friendly business development

Strategies-1:

Promote more businesses to be with neighborhood scale

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. The community also recognizes the varying densities found in their residential areas. In recognition of this variety, the community would like to see that structures built as multi-family housing continue in this use, even when located in a low density residential area. However, if a structure was built as a single-family use and currently is used as a multi-family structure,

the neighborhoods' highest preference is for the house to return to a single-family use. If returning the structure to a single-family use is infeasible, the neighborhoods would support a reduction in density.

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

Land Use Category: "Community Commercial"

Description of Land Use Category: Community Commercial development includes medium and high density land uses that draws 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-2P", "C-2", "O-1"

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 Overview

Subject Property

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Vacant Convenience Store

Direction: North

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Home

Direction: East

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Home

Direction: South

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Home

Direction: West

Future Land Use Classification: "Low Density Residential"

Current Land Use: Home

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a Regional Center but is within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial with an Alternate Recommendation for “Neighborhood Commercial.”

The applicant seeks a Plan Amendment to “Community Commercial” to rezone from “R-6” Residential Single-Family District to “C-1” Light Commercial District. The property was originally built with a small neighborhood grocery store in 1979, and has maintained commercial activity until recently. To allow continued commercial activity, staff recommends the alternative of “Neighborhood Commercial” land use because it is less intense and more appropriate as a land use designation. The “C-1” Light Commercial zoning district is also classified as a permitted district in the “Neighborhood Commercial” land use category.

A plan amendment to “Neighborhood Commercial” is in line with the plan goal to encourage neighborhood-friendly business development that are at a neighborhood scale.

The applicant has indicated that they will be amending their request to “Neighborhood Commercial.”

ALTERNATIVES:

1. Recommend Approval 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: Z-2020-10700067

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: May 19, 2020