



City of San Antonio

Legislation Details (With Text)

File #: 21-4186
Type: Plan Amendment
In control: Planning Commission
On agenda: 6/9/2021
Title: PLAN AMENDMENT CASE PA-2021-11600040 (Council District 1): A request by Bexar Engineers & Associates, Applicant, for Approval of a Resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential " to "Community Commercial " on the south 91.51 feet of Lot 13, Block 2, NCB 2074, located at 951 Culebra Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700069) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.maravi@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map, 2. Draft Resolutions

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2021-11600040
(Associated Zoning Case Z-2021-10700069)

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: June 9, 2021

Case Manager: Mirko A. Maravi, Senior Planner

Property Owner: Melendez Conchas

Applicant: Bexar Engineers & Associates

Representative: Bexar Engineers & Associates

Location: 951 Culebra Road

Legal Description: South 91.51 feet of Lot 13, Block 2, NCB 2074

Total Acreage: 0.1065

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: West End Hope in Action

Applicable Agencies: N/A

Property Details

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial A

Proposed Changes: None known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes served: 82, 88, 282, 288

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

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

Comprehensive Land Use Categories

Land Use Category: "Medium Density Residential"

Description of Land Use Category:

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

Permitted Zoning Districts:

R-3, R-4, R-5, R-6, Residential Single Family

Land Use Category: "Community Commercial"

Description of Land Use Category:

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:

C-1, C-2

Land Use Overview

Subject Property

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

“Urban Low Density Residential”

Direction: North

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Single Family Housing

Direction: East

Future Land Use Classification:

“Urban Low Density Residential”

Current Land Use Classification:

Single Family Housing

Direction: South

Future Land Use Classification:

N/A

Current Land Use Classification:

Multi-Family Use

Direction: West

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Restaurant

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a Regional Center, but within the premium transit corridor.

STAFF ANALYSIS AND RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “Community Commercial.” The request is to rezone to "C-2 CD IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern. There are established “Community Commercial” land uses to the west of the subject site. The adjacent “Neighborhood Commercial” land use also acts as a buffer to any existing residential land uses or zoning. The goals of the Near Northwest Community Plan also indicate commercial uses along major corridors and major commercial thoroughfare, such as Culebra Road.

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:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 CD IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District with a Conditional Use for a Bar/Tavern

Zoning Commission Hearing Date: July 15, 2021