



City of San Antonio

Agenda Memorandum

File Number: 15-5532

Agenda Item Number: 29.

Agenda Date: 11/18/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 15062
(Associated Zoning Case Z2015180)

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: November 18, 2015. This case is continued from August 12, 2015, September 9, 2015, and October 14, 2015.

Case Manager: Shepard Beamon, Planner

Property Owner: Jesse Sepulveda

Applicant: Jesse Sepulveda

Representative: Jesse Sepulveda

Location: Approximately 0.2040 acres of land out of NCB 8814, located at 1807 West Wildwood Drive

Total Acreage: 0.2040

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Los Angeles Heights

Planning Team: Near Northwest

Applicable Agencies: None

Transportation

Thoroughfare: IH-10

Existing Character: Freeway 250'-500'

Proposed Changes: None

Thoroughfare: West Wildwood Drive

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Brad Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus routes are 97 and 296, which operate along West Avenue.

ISSUE:

Plan Adoption Date: February 14, 2002

Update History: None

Goal 2 - Economic Development Ensure the Near Northwest 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

Urban Low Density Residential: 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.

Example Zoning Districts:

R-3, R-4, R-5, R-6

Comprehensive Land Use Categories

Community Commercial: 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.

Example Zoning Districts:

NC, C-1, C-2P, C-2, O-1

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Mixed Use

Current Use

Vacant Industrial Lot, Industrial Yard

North

Future Land Use Classification

Low Density Mixed Use

Current Use

Single-Family Residences

East

Future Land Use Classification

Low Density Mixed Use

Current Use

Auto Repair, Industrial Uses, Retail

South

Future Land Use Classification

Low Density Mixed Use

Current Use

Vacant Commercial, Single-Family Residences, Vacant Industrial, Bar

West

Future Land Use Classification

Low Density Mixed Use

Current Use

Single-Family Residences, Vacant Lot

LAND USE ANALYSIS:

The applicant requests this Plan Amendment and associated zoning change in order to have retail/law office on the subject property. The requested Community Commercial land use designation is not appropriate as Community Commercial includes medium- and high-density land uses that draw its customer base from a larger community. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials, of which this property is not. The subject property's location in the neighborhood's perimeter facing a local street, along with the general surrounding conditions which include primarily residential uses to the south and west, makes it appropriate for the Neighborhood Commercial land use classification. The Neighborhood Commercial classification supports the Near Northwest Community Plan objectives of promoting economic growth and development.

ALTERNATIVES:

1. Make an alternate recommendation.
2. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends Denial with alternate recommendation for Neighborhood Commercial. The subject property's proximity to a primarily single-family residential neighborhood and on local thoroughfares makes Neighborhood Commercial more appropriate for the property. Neighborhood Commercial land use will still allow the applicant to operate a retail/law office.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015180

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: August 18, 2015