



City of San Antonio

Agenda Memorandum

File Number:18-4532

Agenda Item Number: P-4.

Agenda Date: 9/20/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 18077

(Associated Zoning Case Z2018249)

SUMMARY:

Comprehensive Plan Component: Near Northwest Community Plan

Plan Adoption Date: February 14, 2002

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

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 11, 2018

Case Manager: Nylih Acosta, Planner

Property Owner: Eliseo E. and Yolanda G. Salazar

Applicant: Eliseo E. and Yolanda G. Salazar

Representative: Eliseo E. and Yolanda G. Salazar

Location: 1278 Bandera Road

Legal Description: East 60.12 feet of the North 200.42 feet of Lot 3A and the East 60.48 feet of Lot 3B, Block H, NCB 8358

Total Acreage: 0.3636

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Donaldson Terrace Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: West Lungstrum Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes #88 and #288 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: "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 Category: "Low Density Residential"

Description of Land Use Category: Low Density Residential includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally

located for convenient neighborhood access.

Permitted Zoning Districts: R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD

Land Use Overview

Subject Property

Future Land Use Classification:

Community Commercial and Low Density Residential

Current Land Use Classification:

Single-Family Residential

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residential

Direction: East

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Commercial

Direction: South

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Commercial

Direction: West

Future Land Use Classification:

Community Commercial

Current Land Use:

Commercial

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject Property is not within a Regional Center but within proximity of the Bandera Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The request for a change to the Near Northwest Community Plan from “Low Density Residential” and “Community Commercial” to “Community Commercial” would align the land use to the subject property that is currently split-zoned as residential, yet is consistent with the commercial land use pattern along the Bandera Road Corridor.

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: Z2018249 CD

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD"

Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

Zoning Commission Hearing Date: July 17, 2018