



City of San Antonio

Agenda Memorandum

File Number:18-6006

Agenda Item Number: P-7.

Agenda Date: 12/6/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment 18094

(Associated Zoning Case Z2018332)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Plan Update History: June 16, 2011

Current Land Use Category: "Parks and Open Space"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 10, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Mansour Mansour

Applicant: Mansour Mansour

Representative: Ashley Farrimond, Kaufman & Killen, Inc

Location: Generally located on Culebra Road between Les Harrison Drive and Selene Drive

Legal Description: 2.64 acres out of NCB 15098

Total Acreage: 2.64

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Hidden Meadows

Applicable Agencies: Planning Department, Texas Department of Transportation

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: VIA route 610 is within walking distance from the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Update History: June 16, 2011

Plan Goals: Goal-1: Encourage neighborhood-friendly business development. Encourage appropriate commercial development and uniform signage at major arterials and neighborhood nodes

Comprehensive Land Use Categories

Land Use Category: Parks and Open Space

Description of Land Use Category: Parks/Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Permitted Zoning Districts: Varies

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 Overview

Subject Property

Future Land Use Classification:

Parks/Open Space

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Parks/Open Space, Low Density Residential, Public/Institutional

Current Land Use Classification:

Single-Family Residences, Elementary

Direction: East

Future Land Use Classification:

Low Density Residential, Neighborhood Commercial, Public/Institutional

Current Land Use Classification:

Single-Family Residences, Carwash, Family Dollar

Direction: South

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Vacant Lots

Direction: West

Future Land Use Classification:

Neighborhood Commercial, Low Density Residential

Current Land Use:

Vacant Lots, Single-Family Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is

RECOMMENDATION:

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

The property owner intends to develop the property for commercial use. Private property cannot be designated as “Parks/Open Space”, and the “Community Commercial” designation is appropriate for the subject property. Culebra is a primary arterial road, and commercial uses are desired along the primary arterial that serves as a buffer into the neighborhoods.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018332

Current Zoning: “R-5” Residential Single-Family

Proposed Zoning: “C-2 NA” Commercial Nonalcoholic Sales

Zoning Commission Hearing Date: October 16, 2018