



City of San Antonio

Agenda Memorandum

File Number:15-3437

Agenda Item Number: P-1.

Agenda Date: 6/18/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

Plan Amendment 15041

(Associated Zoning Case Number Z2015174 S)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Plan Update History: June 16, 2011

Current Land Use Category: Medium Density and Neighborhood Commercial

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 13, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Constellations Investment Partnership, Ltd.

Applicant: KLove Engineering, LCC

Representative: KLove Engineering, LCC

Location: Lot 4 and Lot 5 out of NCB 18859, located at the 9600 Block of Culebra Road

Total Acreage: 2.57

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Planning Team: 13

Applicable Agencies: None

Transportation

Thoroughfare: Culebra Road

Existing Character: Primary Arterial Type A 120'

Proposed Changes: None

Public Transit: None

Thoroughfare: Village Park

Existing Character: Local Street

Proposed Changes: None

Public Transit: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Update History: June 16, 2011

Goal-1: Encourage neighborhood-friendly business development

Strategies-1: Promote more businesses to be with neighborhood scale and commercial uses to be easily accessible.

Comprehensive Land Use Categories

Medium Density Residential: Medium Density Residential accommodates a range of housing types including single-family attached and detached houses on individual lots, duplexes, triplexes, fourplexes, and low-rise garden-style apartments with more than four dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Detached and attached accessory dwelling units such as granny flats and garage apartments are consistent when located on the same lot as the principal residence. 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

Permitted Zoning Districts: R-3, R-4, RM-4, RM-5, RM-6, MF-18 and UD

Comprehensive Land Use Categories

Neighborhood Commercial: 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 neighborhoods residential areas, or along arterials where already established.

Permitted Zoning Districts: NC, C-1, and O-1

Comprehensive Land Use Categories

Community Commercial; Community Commercial includes offices, professional services, and retail uses that are accessible to a variety of modes of transportation including bicyclist 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: Medium Density Residential and Neighborhood Commercial land use

Current Use Classification: C-2, C-2 NA S (vacant)

Direction: North

Future Land Use Classification: Medium Density Residential

Current Use: C-2 NA S (vacant lot), MF-33 (childcare business), MF-33 (single-family homes)

Direction: East

Future Land Use Classification: Medium Density Residential

Current Use: C-2 (vacant), MF-33 (vacant), MF-33 (apartments)

Direction: South

Future Land Use Classification: N/A (outside the Northwest Community Plan)

Current Use: C-2 (vacant), R-5 (vacant)

Direction: West

Future Land Use Classification: Neighborhood Commercial land use

Current Use: C-3R (gas station), R-5 (single-family homes)

Land Use Analysis

The subject property is located at the northeast corner of Culebra Road and Village Park Street within the Northwest Community Plan. The applicant requests to change the future land use from “Medium Density Residential” and “Neighborhood Commercial” to “Community Commercial”. The applicant requests this plan amendment in order to allow the development of the subject property as a carwash. The property is currently vacant, it is located adjacent to a “Primary Arterial Type “A” Thoroughfare (Culebra Road), and the property is accessible to a variety of modes of transportations including VIA Metropolitan Transit bus route 610. The proposed land use change to “Community Commercial” complies with the Northwest Community Plan’s goals and strategies. The “Community Commercial” land use classification for the subject property is appropriate at this location and supports the Plan’s goal of promoting economic growth in the area along arterials and in established commercial areas.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to Northwest Community Plan.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The development of the subject property with the “Community Commercial” use classification is consistent with the land use designation of the Northwest Community Plan and compatible with the existing development pattern.

PLANNING COMMISSION RECOMMENDATION: Approval. Resolution Attached

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015174 S

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2NA-S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Commercial Athletic Field

Proposed Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Carwash

Zoning Commission Hearing Date: May 19, 2015

Zoning Commission Recommendation: Approval (7-0)