



City of San Antonio

Agenda Memorandum

File Number:15-5176

Agenda Item Number: P-4.

Agenda Date: 11/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 15079

(Associated Zoning Case Z2015285)

SUMMARY:

Comprehensive Plan Component: Huebner/Leon Creeks Community Plan

Plan Adoption Date: September 21, 2003

Current Land Use Category: Medium Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 23, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Robert A. Buckholdt

Applicant: Rohan Ladduwahetti

Representative: Rohan Ladduwahetti

Location: 8750 Bandera Road

Legal Description: Lot 33, NCB 17946

Total Acreage: 1.975

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: None

Planning Team: Huebner/Leon Creeks Community Plan - 18

Applicable Agencies: None

Transportation

Thoroughfare: Bandera Road

Existing Character: Enhanced Secondary Arterial 120'-142'

Proposed Changes: None

Thoroughfare: Bresnahan Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route 605 stops at the intersection of Bandera Road and Mystic Park.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Huebner/Leon Creeks Community Plan

Plan Adoption Date: August 21, 2003

Update History: August 20, 2009

Goal 1: Community Character and Quality of Life - Preserve the character and quality of life of the Huebner/Leon Creeks Community.

Objective 1.1: Growth Management Promote new commercial and residential development that is respectful of the primarily residential character of the area.

Comprehensive Land Use Categories

Medium Density Residential includes Single Family Residential Development on one lot including townhomes and zero lot line configurations, duplexes, triplexes, and fourplexes. Recommended development densities should not exceed 18 dwelling units per acre. This form of development should be located along collectors or residential roads, and may serve as a buffer between low density residential and more intense land uses, such as commercial. 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.

Related Zoning Districts: R-3, RM-4, RM-5, RM-6 & MF-18

Comprehensive Land Use Categories

Community Commercial: Provides for offices, professional services, and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. 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 have buffer landscaping, lighting and signage controls.

Related Zoning Districts: C-1, C-2, C-2P, O-1, NC

Land Use Overview

Subject Property

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Residence

North

Future Land Use Classification

Community Commercial, Low Density Residential

Current Use

Retail Strip, Vacant Lot, Single-Family Residences

East

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

South

Future Land Use Classification

Medium Density Residential, Community Commercial

Current Use

Single-Family Residence, Vacant Lots

West

Future Land Use Classification

Community Commercial, Public Institutional

Current Use

Medical Facility, Commercial Uses

LAND USE ANALYSIS:

The current land use designation, under the Huebner/Leon Creeks Community Plan, is Medium Density Residential, which does not allow for commercial zoning. The applicant requests this plan amendment in order to change the land use to Community Commercial. Under Community Commercial, the requested “C-2” zoning would be permitted. The subject property’s location on the neighborhood’s perimeter facing a major roadway, along with the general surrounding conditions which include commercial uses, makes it appropriate for the Community Commercial land use classification. The Community Commercial classification supports the Huebner/Leon Creeks Community Plan objectives of limiting new retail, office and multi-family development to the major thoroughfares that surround the Planning Area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Huebner/Leon Creeks Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends Approval. The subject property’s location facing a major roadway, and being adjacent with Community Commercial together with the general surrounding conditions, makes it appropriate for the Community Commercial land use classification. The requested land use designation is also in keeping with the intent of the Huebner/Leon Creeks Community Plan and will not hinder surrounding property owners.

PLANNING COMMISSION RECOMMENDATION: Approval, 7-0.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015285

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

Zoning Commission Hearing Date: October 6, 2015