



City of San Antonio

Agenda Memorandum

Agenda Date: October 20, 2022

In Control: City Council

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment PA-2022-11600075
(Associated Zoning Case Z-2022-10700200 CD)

SUMMARY:

Comprehensive Plan Component: Huebner/ Leon Creek Community Plan

Plan Adoption Date: September 3, 2009

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

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 14, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Kelly Pattie

Applicant: Clint Pattie

Representative: Brown and Ortiz, PC

Location: 7540 Bandera Road

Legal Description: 3.924 acres out of NCB 17973

Total Acreage: 3.924

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Texas Department of Transportation, Planning Department

Transportation

Thoroughfare: Bandera Road

Existing Character: Principal Primary Arterial A
Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes served: 88, 609

Comprehensive Plan

Comprehensive Plan Component: Huebner/ Leon Creek Community Plan

Plan Adoption Date: September 3, 2009

Plan Goals:

- 20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.
- 20.1.2 Promote the development of a variety of housing sizes and prices including retirement housing, assisted living, quality affordable single-family houses, small apartment complexes (6 to 20 units), and housing in mixed-use buildings.
- 20.2.5 Encourage the rehabilitation of abandoned housing and promote neighborhood appropriate infill housing developments on abandoned or vacant lots.

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category:

- 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.

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

Land Use Category: “Medium Density Residential”

Description of Land Use Category:

- 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

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

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category:

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

Land Use Overview

Subject Property

Future Land Use Classification:

Medium Density Residential and Community Commercial

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Residential Single-Family Neighborhood

Direction: East

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Stained Glass Studio and Propane Supplier

Direction: South

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Strip Mall- Bar, Restaurant, Driving School

Direction: West

Future Land Use Classification:

Community Commercial

Current Land Use:

Landscaping Company and Auto Repair

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Planning Commission recommendation pending the September 14, 2022 hearing.

The proposed land use amendment from “Community Commercial” and “Medium Density Residential” to “Community Commercial” is requested in order to rezone the property to “C-2 CD” Commercial District with Conditional Use for Auto/ Boat/ RV Storage-outside/screened. This is consistent with the Huebner/ Leon Creek Community Plan’s objective to concentrate commercial areas along the Primary Arterial of Bandera Road. Further, many of the properties along Bandera Road carry the “Community Commercial” land use designation already. The proposed Plan Amendment consolidates the existing “Community Commercial” and “Medium Density Residential” to “Community Commercial” land use.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700200 CD

CURRENT ZONING: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

PROPOSED ZONING: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto, Boat and Recreational Vehicle Storage (Outside and Screened)

Zoning Commission Hearing Date: September 6, 2022