



City of San Antonio

Agenda Memorandum

Agenda Date: March 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6, 7

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600006
(Associated Zoning Case Z-2024-10700022 CD)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 2011

Current Land Use Category: “Low Density Residential” and “Parks Open Space”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 13, 2024

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Heath Hartzell, LLC

Applicant: Ortiz McKnight, PLLC

Representative: Ortiz McKnight, PLLC

Location: Generally located in the 5900 block of Heath Road

Legal Description: Lot P-12D and Lot P-134, NCB 15004

Total Acreage: 5.942 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Misty Oaks Homeowners Association

Applicable Agencies: Parks and Recreation, Planning Department

Transportation

Thoroughfare: Heath Road

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Sylhet View

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are no VIA transit options within a ½ mile of the subject property.

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 2011

Plan Goals:

- 3. Parks and Open Spaces
 - Goal-2: Preserve and increase park and open spaces.
 - 3. Community to monitor park and open space development in the area
 - Goal-3: Develop an additional open space along Leon Creek Greenway
 - 3. For areas that are largely in the flood plain and fall adjacent to creek ways, explore options to develop more open space and linear creek way connections
- 6. Land Use and Zoning
 - Goal-2: Encourage commercial development at nodes

Comprehensive Land Use Categories

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 Category: “Parks / 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

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 Overview

Subject Property

Future Land Use Classification:

“Low Density Residential” and “Parks Open Space”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Low Density Residential” and “Parks Open Space”

Current Land Use Classification:

Auto Repair, Vacant

Direction: East

Future Land Use Classification:

“Low Density Residential” and “Parks Open Space”

Current Land Use Classification:

Residential Dwellings, Vacant

Direction: South

Future Land Use Classification:

“Community Commercial”, “Low Density Residential, and “Parks Open Space”

Current Land Use Classification:

Vacant, Residential Dwelling, Church, Christian Academy

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Residential dwellings

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center but is within a ½ mile of the Huebner - Grissom Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed Plan Amendment from “Low Density Residential” and “Parks Open Space” to “Community Commercial” is requested to rezone the property to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle, Recreational Vehicle, Boat and Marine - Storage (Outside Permitted Screened from ROW). The subject property is situated within an area comprised predominately of “Low Density Residential” and “Parks and Open Space” land use, with a matching development pattern that features single-family subdivisions, parks, and vacant properties that accommodate the floodplain. The property fronts a local road, is entirely within the floodplain, and directly abuts the Leon Creek Greenway to the rear. Given these physical characteristics and the existing development pattern, the proposed “Community Commercial” land use category is not appropriate for the property and surrounding area. The Northwest Community plan encourages the preservation of open space along the Leon Creek Greenway, and for appropriate scale commercial development at neighborhood nodes. The property abutting the subject area to the south does feature a commercial land use designation, it is “Neighborhood Commercial”. As prescribed by the Northwest Community Plan, this property accommodates lower intensity neighborhood commercial land use and is located closer in proximity to Grissom Road, which is a Secondary Arterial and an established commercial corridor.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700022 CD

Current Zoning: “O-2 AHOD” High Rise Office Airport Hazard Overlay District

Proposed Zoning: “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Oversized Vehicle, Recreational Vehicle, Boat and Marine - Storage (Outside Permitted Screened from ROW)

Zoning Commission Hearing Date: March 19, 2024