



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** July 27, 2022

**In Control:** Planning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Plan Amendment PA-2022-11600061

(Associated Zoning Case Z-2022-10700176)

**SUMMARY:**

**Comprehensive Plan Component:** Huebner/ Leon Creeks Community Plan

**Plan Adoption Date:** August 21, 2003

**Plan Update History:** August 2009

**Current Land Use Category:** “Low Density Residential Estate”

**Proposed Land Use Category:** “Neighborhood Commercial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 27, 2022

**Case Manager:** Ann Benavidez, Zoning Planner

**Property Owner:** Eleazar Galindo

**Applicant:** Southtown Engineering and Consulting, LLC

**Representative:** Amir Namakforoosh

**Location:** 8390 North Verde Drive

**Legal Description:** Lot 41, NCB 18294

**Total Acreage:** 1.613 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** Verde Hills HOA

**Applicable Agencies:** Parks and Recreation Department, Planning Department

## **Transportation**

**Thoroughfare:** North Verde Drive

**Existing Character:** Local

**Proposed Changes:** None Known.

**Thoroughfare:** Bandera Road

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes in proximity to the subject property

## **Comprehensive Plan**

**Comprehensive Plan Component:** Huebner/ Leon Creeks Community Plan

**Plan Adoption Date:** August 21, 2003

**Plan Update History:** August 2009

### **Plan Goals:**

- 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.
  - Objective 1.3: Low Density Maintain the low-density development pattern.
  - Objective 1.4: Neighborhood Conservation and Nodal Development Seek techniques to maintain existing development patterns

## **Comprehensive Land Use Categories**

**Land Use Category:** Low Density Residential Estate

### **Description of Land Use Category:**

Residential Estate Development includes large lot Single Family Residential Development with individual lots no less than one acre. The plan acknowledges that there are existing parcels that are between 20,000 sq ft and one acre and these should be allowed to remain. 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:** RE, & RP

**Land Use Category:** Neighborhood Commercial

### **Description of Land Use Category:**

Neighborhood Commercial includes small scale retail or offices, professional services and convenience retail that serves the neighborhood market and is accessible to bicyclists and pedestrians. It is located at intersections of residential streets and/or collectors, within walking distance of neighborhood residential areas, and preferably incorporates a yard or landscaping buffer to residential uses. Examples include flower shops, small restaurants, lawyer's offices, coffee shops, barber shops, bookstores, dry cleaning, or convenience stores without gasoline.

**Permitted Zoning Districts:** NC, C-1 & O-1

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Low Density Residential Estate

**Current Land Use Classification:**

Single-Family Residential Dwelling

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residential Dwelling

Direction: East

**Future Land Use Classification:**

Low Density Residential Estate

**Current Land Use Classification:**

Single-Family Residential Dwelling

Direction: South

**Future Land Use Classification:**

Parks Open Space

**Current Land Use Classification:**

Park/ Vacant

Direction: West

**Future Land Use Classification:**

High Density Residential

**Current Land Use:**

Apartments

**ISSUE:** None.

**FISCAL IMPACT:**

There is no fiscal impact.

**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 land use amendment from “Low Density Residential Estate” to “Neighborhood Commercial” is requested in order to rezone the property to "C-1" Light Commercial District, for

the purposes of a professional office and 1-2 food trucks. This is not consistent with the goals laid out by the Huebner/ Leon Creeks Community plan regarding established residential development patterns. While the property abuts Bandera Road, a primary arterial, the property is part of the Verde Hills subdivision which is comprised entirely of “Low Density Residential Estate” land use, with the exception of one property designated “Low Density Residential” land use. To introduce “Neighborhood Commercial” would constitute commercial encroachment into a residential neighborhood, which is not consistent with the established development pattern.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700176**

**Current Zoning:** "R-6" Residential Single-Family District

**Proposed Zoning:** "C-1" Light Commercial District

**Zoning Commission Hearing Date:** August 02, 2022