



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-5412

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/23/2020

**Title:** PLAN AMENDMENT CASE PA-2020-11600061 (Council District 6): A request by Brown and Ortiz, representative, for approval of a Resolution to amend the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use" to "Community Commercial" on 32.217 acres out of NCB 17636, located in the 7900 block of West Loop 1604 North. Staff recommends Approval. (Associated Zoning Case Z-2020-10700200) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Plan Amendment PA 2020-11600061  
(Associated Zoning Case Z-2020-10700200)

**SUMMARY:**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** June 2011

**Current Land Use Category:** "Mixed Use Center"

**Proposed Land Use Category:** "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 23, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** FCS Creamer LTD

**Applicant:** Brown and Ortiz

**Representative:** Brown and Ortiz

**Location:** 7900 block of West Loop 1604 North

**Legal Description:** 32.217 acres out of NCB 17636

**Total Acreage:** 32.217 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Northwest Crossing Homeowner's Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Loop 1604

**Existing Character:** Expressway

**Proposed Changes:** None

**Public Transit:** There are VIA bus routes within walking distance.

**Routes Served:** 660

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** June 2011

Land Use Goal-2: Encourage commercial development at nodes

Land Use Strategy 2: Commercial uses to be easily accessible

**Comprehensive Land Use Categories**

**Land Use Category:** "Mixed Use"

**Description of Land Use Category:**

Mixed Use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscape, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. A mix of uses in the same building of development is highly encouraged. Examples of Mixed Use include ground floor retail uses with residential uses above; integration of office and retail uses in the same building.

**Permitted Zoning Districts:** MXD, MPCD, TOD, FBZD Other possible districts: O-1, O-1.5, O-2, NC, C-1, C-2P, all RM and all MF 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:**

“Mixed Use”

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

“Mixed Use”

**Current Land Use Classification:**

Vacant, Gas Station

Direction: East

**Future Land Use Classification:**

“Mixed Use”

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

“High Density Residential”, “Regional Commercial”

**Current Land Use Classification:**

Vacant, Car Dealership

Direction: West

**Future Land Use Classification:**

Highway 1604

**Current Land Use Classification:**

Expressway

**FISCAL IMPACT:**

None

**Proximity to Regional Center/Premium Transit Corridor**

The property is not within a Regional Center nor is it within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff analysis & Recommendation:** Staff recommends Approval.

The applicant seeks a Plan Amendment from “Mixed Use” to “Community Commercial” to rezone and

develop a Hospital with a Helistop. The proposed location along Loop 1604 allows for the development of a commercial buffer and further development of a mixed-use employment center. The property is an adequate size and has vehicular and pedestrian access for a community-scale commercial center development.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700200 S**

Current Zoning: "C-2" Commercial District

Proposed Zoning: "C-2 S" Commercial District with a Specific Use Authorization for a Hospital with a Helistop

Zoning Commission Hearing Date: October 6, 2020