



City of San Antonio

Legislation Details (With Text)

File #: 19-6455

Type: Plan Amendment

In control: Planning Commission

On agenda: 9/11/2019

Title: PLAN AMENDMENT CASE PA-2019-11600050 (Council District 7): A request by Munir Ammari, applicant, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Suburban Tier” to “Regional Center” on Lot 1, Block 4, NCB 13722, located at 5603 Kenwick Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700177) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment PA-2019-11600050
(Associated Zoning Case Z-2019-10700177)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: “Suburban Tier”

Proposed Land Use Category: “Regional Center”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 11, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Munir Ammari

Applicant: Munir Ammari

Representative: Munir Ammari

Location: 5603 Kenwick Street

Legal Description: Lot 1, Block 4, NCB 13722

Total Acreage: 0.4832

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Kenwick Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 88, 534, 607

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

- Goal ED-1 Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.
- ED-1.2 Continue to locate compatible employment uses at the intersections of US 281 and Loop 410.
- ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

Comprehensive Land Use Categories

Land Use Category: “Suburban Tier”

Description of Land Use Category:

- Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.
- Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.
- Commercial uses in Suburban areas serve both neighborhood and community scale markets.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Comprehensive Land Use Categories

Land Use Category: “Regional Center”

Description of Land Use Category:

- Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses.

- “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.
- Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials.

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Overview

Subject Property

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Car Lot

Direction: North

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Retail

Direction: East

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

Trailer Sales

Direction: South

Future Land Use Classification:

ROW

Current Land Use Classification:

Loop 410

Direction: West

Future Land Use Classification:

Suburban Tier

Current Land Use:

Retail

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Medical Center Regional Center and the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Suburban Tier” to “Regional Center” is requested in order to rezone the property to “C-3 R AHOD” Restrictive Commercial Airport Hazardous Overlay District. The subject property is well suited for the “Regional Center” land use designation. It is located on IH-410 access road, near

the Bandera Road intersection, which has high intensity commercial uses. This area is predominantly “Suburban Tier”. It appears that the intention was that this area would at some point become more residential and commercial but has been established for many years as a general commercial and industrial area. Additionally, this area would benefit further from a large area land use planning with corresponding zoning consideration.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North Sector Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the North Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the North Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700177

CURRENT ZONING: “I-1 AHOD” General Industrial Airport Hazardous Overlay District

PROPOSED ZONING: “C-3 R AHOD” Restrictive Commercial Airport Hazardous Overlay District

Zoning Commission Hearing Date: September 17, 2019