



City of San Antonio

Legislation Details (With Text)

File #: 20-1037

Type: Plan Amendment

In control: Planning Commission

On agenda: 1/8/2020

Title: PLAN AMENDMENT CASE PA-2019-11600091 (Council District 3): A request by GFR Development, Applicant, for approval of a Resolution to amend the Brooks Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Mixed-Use" to "Regional Mixed-Use" on 0.71 acres out of NCB 10939, located at 1003 Avondale Avenue. Staff recommends Denial. (Associated Zoning Case Z-2019-10700302) (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Land Use Map

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment PA2019-11600091
(Associated Zoning Case Z2019-10700302)

SUMMARY:

Comprehensive Plan Component: Brooks Area Regional Center Plan

Plan Adoption Date: May 2, 2019

Current Land Use Category: "Urban Mixed Use"

Proposed Land Use Category: "Regional Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 8, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Compass Cay, LLC

Applicant: GFR Development

Representative: Ian Cochran

Location: 1003 Avondale Avenue

Legal Description: 0.71 acres out of NCB 10939

Total Acreage: 0.71 acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Avondale Avenue

Existing Character: Local

Proposed Changes: None

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

Routes: 34, 232

ISSUE: None

Comprehensive Plan

Comprehensive Plan Component: Brooks Area Regional Center Plan

Plan Adoption Date: May 2, 2019

Plan Goals:

- Goal 2.1: Build in impactful and equitable ways to encourage authentic attachments between people and places.
- Goal 5.1: Preserve and encourage green spaces and reduce impervious surfaces.
- Goal 5.3: Ensure convenient, equitable access to and distribution of parks and open spaces.

Comprehensive Land Use Categories

Land Use Category: “Urban Mixed Use”

Description of Land Use Category: Urban Center Mixed-Use is designated on several key corridors and intersections, including Goliad Road, S New Braunfels Avenue, and sections adjacent to I-37 and SE Military Drive near the intersection of those two roadways. Mixed-use is encouraged along these corridors (in contrast to purely commercial uses) to support VIA’s transit investments and to create more vibrant areas with a variety of active uses throughout the day. This intermediate mixed-use category is also designated for focus areas and potential redevelopment sites like the Fair Avenue/ McCreless Commercial Center, and areas around the perimeter of the State Hospital that offer significant opportunities for development and provision of new housing types and amenities for the area.

Permitted Zoning Districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD”

Land Use Category: “Regional Mixed Use”

Description of Land Use Category: Finally, portions of the Brooks campus and portions of the area between Goliad Road and I-37 are designated as Regional Mixed-Use. These focus areas are intended to be centers with the highest intensity of uses and activity, serving not just nearby neighborhoods, but the entire region. The University of Incarnate Word - School of Osteopathic Medicine, Mission Trail Baptist Hospital, DPT, Mission Solar energy, and others attest to the employment potential of the Brooks campus. Recent and planned residential developments are beginning to increase the number of residents in the area as well, creating a more cohesive community, and supporting a greater variety of shopping, recreational, and transit amenities and services. Collectively, this growth is transforming Brooks into an “18-hour” place with near constant activity throughout the day.

Permitted Zoning Districts: MF-33, MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, AE-4, IDZ-2, IDZ-3, and MXD

Land Use Overview

Subject Property

Future Land Use Classification:

“Urban Mixed Use”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Urban Mixed Use”

Current Land Use Classification: School, insurance office

Direction: East

Future Land Use Classification: “Urban Mixed Use” and “Low Density Residential”

Current Land Use Classification: Day care, church, single-family dwellings

Direction: South

Future Land Use Classification:

“Low Density Residential” and “Neighborhood Mixed Use”

Current Land Use Classification: Single-family dwellings, Multi-family dwellings

Direction: West

Future Land Use Classification: “Neighborhood Mixed Use”

Current Land Use: Single-family dwellings

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is within a regional center and is not within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant is seeking a Plan Amendment to “Regional Mixed Use” in order to rezone to “C-3NA” General Commercial Nonalcoholic Sales for a shopping center with car wash. The Brooks Area Regional Center Plan was adopted earlier this year, after much coordination between the Planning Department and the community. They found that the “Urban Mixed Use” land use was appropriate for this area, allowing for low impact services for the adjacent residential community. The applicant can accomplish their project with the current

land use and zoning with a specific use authorization for the proposed Car Wash. "Regional Mixed Use" and "C-3" are not appropriate directly adjacent to a predominantly single-family residential area.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the Brooks Area Regional Center Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Zoning Case: Z2019-10700302

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Zoning Commission Hearing Date: December 17, 2019