



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4572

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 7/14/2021

**Title:** PLAN AMENDMENT PA-2021-11600051 (Council District 7): A request by Miriam Ade, representative, for Approval of a Resolution to amend the West / Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" to "Regional Center" on 2.50 acres out of NCB 15038, located at 6300 block of Northwest Loop 410. Staff recommends Denial. (Associated Zoning Case Z-2021-10700138) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map

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-2021-11600051  
(Associated Zoning Case Z-2021-10700138)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

**Current Land Use Category:** "General Urban Tier"

**Proposed Land Use Category:** "Regional Center"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 14, 2021

**Case Manager:** Michael Pepe, Senior Planner

**Property Owner:** San Antonio Water System

**Applicant:** Bronco Real Estate and Alamo Truck Gear

**Representative:** Miriam Ade

**Location:** 6300 block of Northwest Loop 410

**Legal Description:** 2.467 acres out of NCB 15038

**Total Acreage:** 2.467

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Thunderbird Hills Neighborhood Association

**Applicable Agencies:** Lackland Airforce Base

**Transportation**

**Thoroughfare:** Peace Pipe

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Interstate 410

**Existing Character:** Interstate

**Proposed Changes:** None Known

**Public Transit:** 552, 607

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** West/ Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

**Plan Goals:**

GOAL: LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

LU-1.1 Limit encroachment of commercial uses into established low-density residential areas

GOAL LU-3 Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed use, pedestrian oriented nodes that are integrated into the surrounding community

LU-3.1 Consider re-zoning corridors in accordance with the West/Southwest Sector Land Use Plan

**Comprehensive Land Use Categories**

**Land Use Category:** “General Urban Tier”

**Description of Land Use Category:** Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate. Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the

intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

**Permitted Zoning Districts:** R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

**Land Use Category:** “Regional Center”

**Description of Land Use Category:**

RESIDENTIAL: High Density Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Regional Commercial, Office Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and bicycles should be able to travel safely within the development. Transit is encouraged.

**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:** “General Urban Tier”

**Current Land Use Classification:** “Regional Center”

Direction: North

**Future Land Use Classification:** “General Urban Tier”, “Natural Tier”

**Current Land Use Classification:** Strip Retail

Direction: East

**Future Land Use Classification:** “General Urban Tier”

**Current Land Use Classification:** Single Family Housing

Direction: South

**Future Land Use Classification:** “General Urban Tier”

**Current Land Use Classification:** Single Family Housing, Strip retail

Direction: West

**Future Land Use Classification:** None

**Current Land Use:** Interstate Highway

**FISCAL IMPACT:**

None.

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

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

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial.

The applicant seeks a Plan Amendment to “Regional Center” to rezone the property to “C-3” General Commercial for development of an Auto Repair and Part Installation. The land use change would be inconsistent with the established pattern of “General Urban Tier” which allows for a variety of zoning districts currently. The request would be aberrant to the overall principles and patterns of the West/Southwest Sector plan by allowing “Regional Center” in a relatively small site directly adjacent to residential uses. Further, the request could be reasonably accommodated with a zoning of “C-2 CD”, which would not require an amendment to the adopted area plan.

The following Criteria for review is also applicable:

- The recommended land use pattern identified in the West/ Southwest 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 West/ Southwest Sector Plan 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 West/ Southwest 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 Approval of the proposed amendment to the West/ Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2021-10700138**

Current Zoning: “C-2 S MLOD-2 MLR-2 AHOD” Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Hotel Taller than 35 Feet

Proposed Zoning: “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: July 20, 2021