



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-5072

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 9/3/2020

**Title:** PLAN AMENDMENT CASE PA-2020-11600039 (Council District 4): Ordinance amending the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "Mixed Use" on 42.029 acres out of NCB 14491, located at 9326 Southwest Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700149)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Metes and Bounds, 5. Ordinance 2020-09-03-0620

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment PA 2020-11600039  
(Associated Zoning Case Z-2020-10700149)

**SUMMARY:**

**Comprehensive Plan Component:** United Southwest Communities Plan

**Plan Adoption Date:** June 16, 2011

**Current Land Use Category:** "Regional Commercial"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 21, 2020

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** Mohammed Al-Rafati

**Applicant:** Streamline Advisory Partners, LLC

**Representative:** Killen, Griffin, & Farrimond, PLLC

**Location:** 9326 Southwest Loop 410

**Legal Description:** 42.029 acres out of NCB 14491

**Total Acreage:** 42.029

**Notices Mailed**

**Owners of Property within 200 feet:** 37

**Registered Neighborhood Associations within 200 feet:** Southwest Community Association Neighborhood Association and People Active in Community Effort Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation

**Transportation**

**Thoroughfare:** Southwest Loop 410

**Existing Character:** Highway

**Proposed Changes:** None known

**Thoroughfare:** Old Pearsall Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus routes near the subject property.

**Route Served:** None

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan:** United Southwest Communities Plan

**Plan Adoption Date:** June 16, 2011

**Goal 1 - Economic Development**

Attract new businesses, services and retail establishments to the United Southwest Communities.

- Objective 1.1: Commercial Development
  - Implement strategies to attract commercial development.
  - Action Steps:
    - Objective 1.1.1: Seek commercial (non-residential) zoning along Loop 410 between Valley Hi Drive and Old Pearsall Road as identified in the land use plan
- Objective 1.1.4: Promote mixed use, live-work areas in accordance with the land use plan.

**Goal 2 - Housing**

Encourage the development of new housing that is compatible with the community.

- Objective 2.1: Develop New Housing
  - Encourage single family development.

**Comprehensive Land Use Categories**

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

**Description of Land Use Category:**

Regional Commercial includes high intensity commercial land uses that draw customers from a larger region. Regional Commercial uses are typically located at intersection nodes along expressways or major arterial roadways or adjacent to high-capacity mass transit system stations. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaped yards between the parking lot and street, and well designed monument signage. Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.

**Permitted Zoning Districts:** O-1.5, O-2, C-2, C-2P, C-3 and UD

**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, O-1, O-1.5, O-2, NC, C-1, C-2P, all RM and all MF categories

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Natural

Direction: North

**Future Land Use Classification:**

“Regional Commercial”

**Current Land Use Classification:**

Restaurants and Retail

Direction: East

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Subdivision

Direction: South

**Future Land Use Classification:**

“Public Institutional”

**Current Land Use Classification:**

Middle School

Direction: West

**Future Land Use Classification:**

None

**Current Land Use Classification:**

Highway

**FISCAL IMPACT:**

None

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

The subject property is not within a Regional Center including and is located within a Premium Transit Corridor

**RECOMMENDATION:**

Staff Analysis and recommendation: Staff and Planning Commission (6-0) recommend Approval.

The applicant seeks a Plan Amendment from "Regional Commercial" to "Mixed Use" to rezone for a mixed use development. This request consistent with the goals of the United Southwest Communities Plan by promoting the commercial development of the area and marketing the area for future multi-family residential uses. The requested change would allow for a mix of uses that would be compatible adjacent to the existing residential uses to the east.

**ALTERNATIVES:**

1. Recommend Approval of the proposed amendment to the United Southwest Communities Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION INFORMATION: Z-2020-10700149**

Current Zoning: "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "MXD MLOD-2 MLR-1 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: August 4, 2020