



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5119

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 11/9/2017

**Title:** PLAN AMENDMENT CASE # 17070 (Council District 6): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" and "Regional Center" to "Regional Center" on 50.4 acres out of NCB 34400 and CB 4400, located in the 11000 Block of West Military Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017234)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2017-11-09-0899

Date	Ver.	Action By	Action	Result
11/9/2017	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Plan Amendment 17070  
(Associated Zoning Case Z2017234)

**SUMMARY:**

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

**Plan Adoption Date:** May 1, 2011

**Current Land Use Category:** "Suburban Tier" and "Regional Center"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 23, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** McCombs Family Partners, LTD.

**Applicant:** McCombs Family Partners, LTD.

**Representative:** Brown and Ortiz, P.C.

**Location:** 11000 Block of West Military Drive

**Legal Description:** 50.4 acres out of NCB 34400 and CB 4400

**Total Acreage:** 118 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 4

**Registered Neighborhood Associations within 200 feet:** None.

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** West Military Drive

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None.

**Thoroughfare:** Anderson Loop 1604 East

**Existing Character:** Freeway

**Proposed Changes:** None.

**Public Transit:** The nearest VIA bus route is #64 and is within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** May 1, 2011

**Plan Goals:**

ED-1.2 Provide opportunities for live/work locations

ED-2.3 Design commercial nodes as town centers to promote the mix of activities for live, work, and play

ED-2.4 Consider rezoning corridors and nodes to permit the mix of uses

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

**Comprehensive Land Use Categories**

**Land Use Category:** Suburban Tier

**Description of Land Use Category:** Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

**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

**Land Use Category:** Regional Center

**Description of Land Use Category:** “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

**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:**

Regional Center

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Regional Center

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

Regional Center

**Current Land Use Classification:**

Retail, Residential

Direction: South

**Future Land Use Classification:**

Outside City Limits

**Current Land Use Classification:**

Town Homes, Mini Storage

Direction: West

**Future Land Use Classification:**

Suburban Tier /Outside City Limits

**Current Land Use:**

Vacant/ Residential

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission (9-0) recommend Approval.

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the West/Southwest Sector Land Use 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 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 West/Southwest Sector Plan.

The request for a change to the “West/Southwest Sector Plan” from “Suburban Tier” and “Regional Center” to “Regional Center” is consistent with the surrounding land uses. The west portion of the subject property will remain “Suburban Tier” which will act as a sufficient buffer to the existing residential uses currently proposed for annexation.

**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.
- Significantly alter recreational amenities such as open space, parks, and trails.

The change to “Regional Center” will not alter the land use patterns. W Military Drive is developing into regional land use node. The change is consistent with the adjacent land use designations.

**ALTERNATIVES:**

1. Recommend denial 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: Z2017234**

Current Zoning: “C-2” Commercial District, C-2 CD” Commercial District with a Conditional Use for Home Improvement Center, “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Home Improvement Center and “OCL” Outside City Limits

Proposed Zoning: “MF-33” Multi-Family District, “C-3” General Commercial District, “C-3 AHOD” General Commercial Airport Hazard Overlay District and “NP-8” Neighborhood Preservation District

Zoning Commission Hearing Date: September 5, 2017