



City of San Antonio

Agenda Memorandum

File Number: 15-6172

Agenda Item Number: P-2.

Agenda Date: 12/17/2015

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment 16004
(Associated Zoning Case Z2016021)

SUMMARY:

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: August 18, 2005

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 18, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: VFC Properties 22 LLC

Applicant: City of San Antonio

Representative: Centro Med

Location: 6.00 acres of land out of NCB 15269, located in the 5500 Block of Ray Ellison Boulevard

Total Acreage: 6.00

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: None

Planning Team: United Southwest Communities Plan - 29

Applicable Agencies: None

Transportation

Thoroughfare: Ray Ellison Boulevard

Existing Character: Secondary Arterial Type A

Proposed Changes: There is currently on-going construction to widen the road from two lanes to four. There are also plans to improve the drainage and traffic signals.

Thoroughfare: Old Pearsall Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Public Transit:

VIA bus route 614 runs along Ray Ellison Blvd. There is a bus stop directly in front of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: August 18, 2005

Update History: June 16, 2011

Goal 1: Economic Development - Attract new businesses, services and retail establishments to the United Southwest Communities.

Goal 8: Public Health and Wellness - Promote programs for a healthy community and environment.

Objective 8.1: Healthy Living - Increase community awareness of health issues.

Comprehensive Land Use Categories

Low-Density Residential: Includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Related Zoning Districts: R-4, R-5, R-6, NP-8, NP- 10, NP-15, UD

Comprehensive Land Use Categories

Community Commercial: Includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

Related Zoning Districts: O-1.5, C-1, C-2, C-2P, UD

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot

North

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot

East

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot

South

Future Land Use Classification

Public Institution

Current Use

Middle School

West

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

LAND USE ANALYSIS:

The current land use designation, under the United Southwest Communities Plan, is Low Density Residential, which does not allow for commercial zoning. This plan amendment and associated rezoning have been initiated by Resolution by the City of San Antonio for the development and improvement of the subject property as a Centro Med Indian Creek Clinic. The requested Community Commercial land use designation is appropriate as such uses are typically located at nodes on arterials at major intersections. Also, the subject property is currently not in use and is centrally located within the United Southwest Community, making it an ideal location for a medical clinic. Community Commercial classification supports the United Southwest Communities Plan's objective of attracting new services and increasing community awareness of health issues.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends Approval. This is a City Council requested plan amendment. The requested land use change will allow the development for medical clinic and will not have any significant negative impact on the surrounding land.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016021

Current Zoning: "R-6 AHOD" Residential Single Family Airport Hazard Overlay District

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

Zoning Commission Hearing Date: December 1, 2015