



City of San Antonio

Agenda Memorandum

File Number: 16-4125

Agenda Item Number: P-4.

Agenda Date: 8/18/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment #16055
(Associated Zoning Case Z2016197)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Current Land Use Category: Suburban Tier

Proposed Land Use Category: Regional Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 13, 2016

Case Manager: Erica Greene

Property Owner: Laura Celia Decker, ETAL

Applicant: Land Use Solutions

Representative: Land Use Solutions

Location: 10663 West Loop 1604 North

Legal Description: 5.00 acres of land out of NCB 15663

Total Acreage: 5.00 acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: West Loop 1604 North

Existing Character: Freeway

Proposed Changes: None

Public Transit: There is a VIA bus stop directly in front of the subject property on the opposite side of West Loop 1604 North.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

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

Comprehensive Land Use Categories

Suburban Tier: Suburban Tier uses include both residential and non-residential uses.

RESIDENTIAL: Low to Medium Density. Generally: Small scale large tract attached and detached single family; multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

NON-RESIDENTIAL: Neighborhood and Community Commercial. Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

Location: Commercial uses in suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Example 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

Regional Center: Regional Center uses include both residential and non-residential uses. **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.

Example 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

Suburban Tier

Current Use

Residential

North

Future Land Use Classification

Suburban Tier

Current Use

Industrial and Commercial

East

Future Land Use Classification

None

Current Use

Freeway

South

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

West

Future Land Use Classification

Suburban Tier

Current Use

Industrial

LAND USE ANALYSIS:

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 subject property is currently residential. The proposed use for the property is to allow for commercial use. The properties that are located around the subject property include commercial and industrial uses which follow the current pattern for development of that area. The amendment upholds the vision for the future of the West/Southwest Sector Plan as it supports compatible economic development along major transportation corridors. With the recent upgrades of Loop 1604 and Braun Road the proposed amendment is an appropriate fit that supports the accommodation of growth within this area. The proposed amendment to Regional Center will provide consistency with the surrounding areas and allow the applicant to seek the appropriate commercial zoning. The proposed amendment to Regional Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

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

The Regional Center land use classification would support the goals of the West/Southwest Sector Plan of commercial development near major arterial roads, while continuing to protect neighborhoods and businesses from incompatible uses. The subject property is not within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

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.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Regional Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of commercial and industrial development.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016197

Current Zoning: "R-6" Single-Family Residential District

Proposed Zoning: "C-3" General Commercial District

Zoning Commission Hearing Date: July 19, 2016