



City of San Antonio

Agenda Memorandum

File Number: 17-4723

Agenda Item Number: 24.

Agenda Date: 8/23/2017

In Control: Planning Commission

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 recommends 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