



City of San Antonio

Agenda Memorandum

File Number: 18-1930

Agenda Item Number: 13.

Agenda Date: 2/28/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment 18032

(Associated Zoning Case Z2018110)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: "Rural Estate Tier"

Proposed Land Use Category: "Regional Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 28, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: LL&M Investments LLC

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 303 South Acme Road

Legal Description: the South 180-feet of Lot 5, Block 1, NCB 17637

Total Acreage: 0.4132

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Mountain View Acres Neighborhood Coalition

Applicable Agencies: None

Transportation

Thoroughfare: Culebra Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus route is within walking distance of the subject property. Routes served: 606

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals:

ED-3.1: Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.

LU-1.1: Limit encroachment of commercial uses into established low-density residential areas.

LU-1.3: Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby

LU-3.2: Consider the creation of corridor plans for all major corridors within the Sector, such as, but not limited to, Culebra, Potranco, Talley, Highway 90, and Highway 211.

Comprehensive Land Use Categories

Land Use Category: “Rural Estate Tier”

Description of Land Use Category:

RESIDENTIAL: Low Density Residential Estate

Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL: Neighborhood Commercial

Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate

Permitted Zoning Districts: RP, RE, R-20, O-1, NC, C-1, RD

Comprehensive Land Use Categories

Land Use Category: “Regional Center”

Description of Land Use Category:

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

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:

Rural Estate Tier

Current Land Use Classification:

Shopping Center

Direction: North

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Shopping Center

Direction: East

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Shopping Center

Direction: South

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Regional Center

Current Land Use:

Shopping Center

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Highway 151/Loop 1604 Area Regional Center. The property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial, with Alternate Recommendation for Suburban Tier.

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

The proposed land use amendment from “Rural Estate Tier” to “Regional Center” is requested in order to rezone the property to “C-3” General Commercial District. The future land use for the property is “Rural Estate Tier”, which is not compatible with the new and emerging commercial uses along the Culebra corridor. The proposed Plan Amendment to “Regional Center” is too intense and is not compatible with the existing “R-6” base zoning uses to the rear of the property.

The “Regional Center” future land use classification is generally suitable for “Big Box” retailers and is located on large “Regional Center” corners as noted on the adjacent block to the west of the subject property. The proposed “Regional Center” is not suitable for this property which is located within or toward the middle of a block. Staff’s alternate recommendation for “Suburban Tier” is a more compatible land use for area and the abutting residential zoning.

ALTERNATIVES:

1. Recommend approval 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: Z2018110

Current Zoning: "C-2 NA" Commercial Nonalcoholic Sales District

Proposed Zoning: "C-3" General Commercial District

Zoning Commission Hearing Date: March 6, 2018