



City of San Antonio

Agenda Memorandum

File Number: 18-2267

Agenda Item Number: 19.

Agenda Date: 3/14/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 18039

(Associated Zoning Case Z2018109)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Current Land Use Category: "General Urban Tier"

Proposed Land Use Category: "Regional Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 14, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Bander Bliss, LLC

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 5720 Bandera Road

Legal Description: Lot 3, Block 4, NCB 14880

Total Acreage: 2.397

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet:

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Stemmons Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 550 and 607 are within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Plan Goals: Goal ED-1: The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities

Comprehensive Land Use Categories

Land Use Category: “General Urban Tier”

Description of Land Use Category: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: “R-4”, “R-3”, “RM-6”, “RM-5”, “RM-4”, “MF-18”, “MF-25”, “MF-33”, “O-1.5”, “C-1”, “C-2”, “C-2P”, “UD”

Land Use Category: “Regional Center”

Description of Land Use Category: 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.

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:

“General Urban Tier”

Current Land Use Classification:

Retail Center

Direction: North

Future Land Use Classification:

“OCL”

Current Land Use Classification:

Animal Hospital, School

Direction: East

Future Land Use Classification:

“OCL”

Current Land Use Classification:

Vacant Lot

Direction: South

Future Land Use Classification:

“General Urban Tier”

Current Land Use Classification:

Parking Lot, Bingo Parlor

Direction: West

Future Land Use Classification:

“General Urban Tier”

Current Land Use:

Fast Food Establishment

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not within a Regional Center. The property is within a ½ of a mile of the Bandera Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & 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 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 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 Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The proposed land use amendment from “General Urban Tier” to “Regional Center” is requested in order to rezone the property from "C-3" General Commercial District and "I-1" General Industrial District to "C-3" General Commercial District. The property is located along Bandera Road and Loop 410 West. The property is located in an area that is an ideal location for the future land use designation of “Regional Center”. The future

land use for the area is predominately “General Urban Tier” which is not an adequate land use designation. The growth and development occurring in this area supports the requested land use designation of “Regional Center”.

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: Z2018109

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: March 6, 2018