



City of San Antonio

Agenda Memorandum

File Number: 14-1923

Agenda Item Number: P-4.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Plan Amendment 14054

SUMMARY:

An Ordinance amending the future land use plan contained in the **United Southwest Communities Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of Parcel 37A, NCB 15259 located on a portion of the 6000 Block of Medina Base Road from **Low Density Residential** land use to **Community Commercial** land use.

The Department and Planning Commission recommend approval. Its location on an arterial roadway along a neighborhood perimeter, make it appropriate for commercial uses of a community scale.

BACKGROUND INFORMATION:

Case Manager: Robert C. Acosta, Planner

Applicant: KLOVE Engineering, LLC

Owner: Showcase Custom Homes of Texas, Inc.

Property Location: Located on a portion of the 6000 Block of Medina Base Road

Acreage: 5.524

Current Land Use of site: Vacant Lot

Adjacent Land Uses:

N: Designated Low Density Residential and Public Institutional; occupied by Single-Family Homes and a Church and School

E: Designated High Density residential and Low Density Residential; occupied by Multi-Family Homes and a Vacant Lot

S: Designated Low Density Residential; occupied by Single-Family Homes

W: Designated Low Density Residential and Community Commercial; occupied by a Vacant Lot

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis:

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: August 18, 2005

Update History: June 16, 2011

Plan Goals:

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

Objective 2.3: Provide for new development opportunities while protecting the missions of Lackland Air Force Base and operations at Kelly Field.

LAND USE ANALYSIS:

The subject property is a vacant lot and the applicant requests this plan amendment and associated zoning change in order to construct a commercial center at this location. The subject property is undeveloped land and is located at the intersection of a collector street and a major arterial. Its location on an arterial roadway along a neighborhood perimeter, make it appropriate for commercial uses of a community scale. The general surrounding conditions, which include community commercial uses to the west and its close proximity to a potential commercial node at the intersection of Medina Base Road and Loop 410, make it appropriate for the Community Commercial classification. The development of the subject property as the Community Commercial land use classification would contribute toward the plan’s vision of attracting new businesses, services and retail establishments to the area.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City’s Major Thoroughfare Plan identifies Medina Base Road as a Secondary Arterial Type A. Loop 410 is a freeway. Five Palms Drive is a collector street. Branch Valley, Middlefield, and Stonybrook are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop along the side of the subject property on Five Palms Drive. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

COMMUNITY FACILITIES ANALYSIS:

Gateway School, Gateway Baptist Church and Medina Base Park are within walking distance. Five Palms Elementary School and Neil Armstrong are in close proximity.

The requested land use change should not create any additional demand for community facilities.

ALTERNATIVES:

No action will maintain the current future land use classification of Low Density Residential.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. The subject property is undeveloped land and is located at the intersection of a collector street and a major arterial. Its location on an arterial roadway along a neighborhood perimeter, make it appropriate for commercial uses of a community scale. The general surrounding conditions, which include community commercial uses to the west and its close proximity to a potential commercial node at the intersection of Medina Base Road and Loop 410, make it appropriate for the Community Commercial classification. The development of the subject property as the Community Commercial land use classification would contribute toward the plan’s vision of attracting new businesses, services and retail establishments to the area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: August 13, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: July 25, 2014

No. of notices mailed 10 days prior to Public Hearing: 31 to owners of property within 200 feet; 29 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: P.A.C.E

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014212

Current zoning: "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

Zoning Commission Public Hearing Date: October 21, 2014

Approval.