



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5859

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 11/18/2015

**Title:** PLAN AMENDMENT # 16004 (Council District 4): A request by the City of San Antonio, for approval of a resolution to amend 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 approximately 6.00 acres of land out of NCB 15269 located in the 5500 Block of Ray Ellison Boulevard from "Low Density Residential" to "Community Commercial." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_16004, 2. Aerial-PA \_16004, 3. PC Resolution PA 16004

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment 16004  
(Associated Zoning Case Z2016021)

**SUMMARY:**

**Comprehensive Plan Component:** United Southwest Communities Plan

**Plan Adoption Date:** August 18, 2005

**Current Land Use Category:** Low Density Residential

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 18, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** VFC Properties 22 LLC

**Applicant:** City of San Antonio

**Representative:** Centro Med

**Location:** the 5500 Block of Ray Ellison Boulevard

**Legal Description:** Approximately 6.00 acres of land out of NCB 15269

**Total Acreage:** 6.00

**Notices Mailed**

**Owners of Property within 200 feet:** 3

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** United Southwest Communities Plan - 29

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Ray Ellison Boulevard

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** There is currently on-going construction to widen the road from two lanes to four. There are also plans to improve the drainage and traffic signals.

**Thoroughfare:** Old Pearsall Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None

**Public Transit:**

VIA bus route 614 runs along Ray Ellison Blvd. There is a bus stop directly in front of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** United Southwest Communities Plan

**Plan Adoption Date:** August 18, 2005

**Update History:** June 16, 2011

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

**Goal 8:** Public Health and Wellness - Promote programs for a healthy community and environment.

**Objective 8.1:** Healthy Living - Increase community awareness of health issues.

**Comprehensive Land Use Categories**

**Low-Density Residential:** Includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

**Related Zoning Districts:** R-4, R-5, R-6, NP-8, NP- 10, NP-15, UD

**Comprehensive Land Use Categories**

**Community Commercial:** Includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at

nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

**Related Zoning Districts:** O-1.5, C-1, C-2, C-2P, UD

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Vacant Lot

North

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Vacant Lot

East

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Vacant Lot

South

#### **Future Land Use Classification**

Public Institution

#### **Current Use**

Middle School

West

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Single-Family Residences

### **LAND USE ANALYSIS:**

The current land use designation, under the United Southwest Communities Plan, is Low Density Residential, which does not allow for commercial zoning. This plan amendment and associated rezoning have been initiated by Resolution by the City of San Antonio for the development and improvement of the subject property as a Centro Med Indian Creek Clinic. The requested Community Commercial land use designation is appropriate as such uses are typically located at nodes on arterials at major intersections. Also, the subject property is currently not in use and is centrally located within the United Southwest Community, making it an ideal location for a medical clinic. Community Commercial classification supports the United Southwest Communities Plan's objective of attracting new services and increasing community awareness of health issues.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the United Southwest Communities Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Approval. This is a City Council requested plan amendment. The requested land use change will allow the development for medical clinic and will not have any significant negative impact on the surrounding land.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016021**

Current Zoning: "R-6 AHOD" Residential Single Family Airport Hazard Overlay District

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

Zoning Commission Hearing Date: December 1, 2015