



City of San Antonio

Legislation Details (With Text)

File #: 16-5036

Type: Plan Amendment

In control: Planning Commission

On agenda: 9/28/2016

Title: (Continued from 09/14/16) PLAN AMENDMENT # 16069 (Council District 6): A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 3, 4, and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 from "Rural Estate Tier" to "Regional Center". Staff Recommends Denial with Alternate Recommendation. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016237 S)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PC Resolution

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

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment 16069
(Associated Zoning Case Z2016237 S)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Current Land Use Category: Rural Estate Tier

Proposed Land Use Category: Regional Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 28, 2016. This case is continued from September 14, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: 1604 East Land LLC, Lang Wang, Jean Xin Jiang and Thomas J. & Linda K. Bepko

Applicant: NARDIS Investment Co.

Representative: Brown & Ortiz, P.C.

Location: 4200 Block of West Loop 1604 North

Legal Description: Lots 3, 4 and 14, Block 1, NCB 17632

Total Acreage: 3.66 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: North San Antonio Hills Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: West Loop 1604 North

Existing Character: Freeway

Proposed Changes: None

Public Transit:

There is a VIA bus stop (620) 2 blocks from the subject property at the intersection of Weismann and West Loop 1604 North.

ISSUE:

Plan Adoption Date: April 21, 2010

Update History: None

LU-1.1

Limit encroachment of commercial uses into established low-density residential neighborhoods.

ED-3.1

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

Comprehensive Land Use Categories

Rural Estate Tier: 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. **LOCATION:** Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Example Zoning Districts:

RP, RE, R-20, O-1, NC, C-1, RD

Regional Center: 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.

LOCATION: 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.

Example 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 Use

Vacant Lot

North

Future Land Use Classification

Rural Estate Tier

Current Use

Vacant Lot

East

Future Land Use Classification

None

Current Use

Freeway

South

Future Land Use Classification

Rural Estate Tier

Current Use

Vacant Lot

West

Future Land Use Classification

Rural Estate Tier

Current Use

Single-Family Residences

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest Sector Plan adequately 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 West/Southwest Sector Plan provides other areas with the requested land use classification; the subject property's location is along Loop 1604 and fronts on Summer Breeze, a residential neighborhood. This makes

the area unfit for a more intense commercial development. The applicant requests this plan amendment and associated zoning change in order to construct an indoor gun range. The subject property is currently zoned “C-3” and requires a Specific Use Authorization to accommodate an indoor gun range in this zoning district. While the current land use of Rural Estate Tier and zoning of “C-3” are not compatible, the proposed land use amendment to Regional Center and rezoning to maintain the “C-3” would have a negative impact on the adjacent neighborhood. The proposed change would interfere with the character of the neighborhood and does not give an adequate buffer to the nearby residential uses. Furthermore, the proposed amendment to Regional Center does not provide consistency with the surrounding Rural Estate Tier land use. Overall, a small scale commercial pattern of development is more within keeping for this neighborhood; Suburban Tier will allow for a better transition from small scale commercial uses to residential uses and the property could be downzoned.

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, and, particularly, the mission of Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

The Regional Center land use classification does not support the goals of the West/Southwest Sector of protecting the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. As the plan intended, Regional Center is meant to be located at the intersection of expressways and major arterials with large volumes of traffic within the development. The subject property is not within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

ALTERNATIVES:

1. Recommend Suburban Tier or General Urban Tier as the proposed amendment to the West/Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends Denial with the alternative recommendation of Suburban Tier. The proposed amendment to Regional Center land use will significantly alter the land use pattern or character of the immediate area as the proposed change is not compatible with the already-existing surrounding pattern of development. Suburban Tier land use offers smaller scale commercial developments that will be less intrusive to the neighborhood boundary and characteristic.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016237 S

Current Zoning: “C-3” General Commercial District

Proposed Zoning: "C-3 S" General Commercial District with a Specific Use Authorization for an Indoor Gun Range

Zoning Commission Hearing Date: September 20, 2016