

# City of San Antonio

Legislation Details (With Text)

File #:	16-4727			
Туре:	Plan Amendment			
		In control:	City Council A Session	
On agenda:	10/20/2016			
Title:	PLAN AMENDMENT # 16064 (Council District 6): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 3.094 acres out of NCB 17636, located at 7400 West Loop 1604 North from "High Density Residential" to "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016221)			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PA 16064 Signed Resolution, 4. Ordinance 2016-10-20-0839			
Date	Ver. Action By	Act	ion	Result

# **DEPARTMENT:** Development Services

# **COUNCIL DISTRICTS IMPACTED:** 6

#### **SUBJECT:**

Plan Amendment 16064 (Associated Zoning Case Z2016221)

#### **SUMMARY:**

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Current Land Use Category: High-Density Residential

Proposed Land Use Category: Regional Commercial

# **BACKGROUND INFORMATION:**

Planning Commission Hearing Date: August 9, 2016

Case Manager: Erica Greene, Planner

Property Owner: CBM Broadway, Ltd. (Robert M. Cavender)

Applicant: CBM Broadway, Ltd. (Robert M. Cavender)

Representative: Kaufman and Killen, Inc

Location: 7400 West Loop 1604 North

Legal Description: 3.094 acres out of NCB 17636

Total Acreage: 3.094 acres

**Notices Mailed Owners of Property within 200 feet:** 5 **Registered Neighborhood Associations within 200 feet:** None **Applicable Agencies:** None

Transportation Thoroughfare: West Loop 1604 Existing Character: Freeway Proposed Changes: None

**Public Transit:** There are no VIA bus stops near the subject property.

ISSUE: Plan Adoption Date: September 24, 1998 Update History: June 16, 2011 Goal 3: Encourage Commercial development at nodes

# **Comprehensive Land Use Categories**

**High-Density Residential**: High Density Residential includes low-rise to midrise apartments with more than four dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors. Certain nonresidential uses, such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other, lower-density residential uses.

**Example Zoning Districts:** MF-25, MF-33, MF-40, MF-50 and UD

# **Comprehensive Land Use Categories**

Regional Commercial: Regional Commercial includes high intensity commercial

land uses that draw customers from a larger region. Regional Commercial uses are typically located at intersection nodes along expressways or major arterial roadways or adjacent to high-capacity mass transit system stations. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaped yards between the parking lot and street, and well designed monument signage. Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, fitness centers, home improvement centers, hotels and motels, mid to high rise office

#### File #: 16-4727, Version: 1

buildings, and automobile dealerships. Example Zoning Districts: O-1.5, O-2, C-2, C-2P, C-3 and UD

Land Use Overview Subject Property Future Land Use Classification High-Density Residential Current Use Vacant Lot

North Future Land Use Classification Mixed Use Current Use Vacant Lot

East Future Land Use Classification Parks/Open Space Current Use Vacant Lot

South **Future Land Use Classification** Regional Commercial and High-Density Residential **Current Use** Vacant Lot

West Future Land Use Classification Regional Commercial Current Use Commercial

# LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to expand the adjacent motor vehicle sales lot onto the subject property. The subject property is located behind a Cavender Dealership within close proximity of a major freeway. The general surrounding conditions include commercial uses all along Loop 1604, making Regional Commercial an appropriate land use classification for the area. The Regional Commercial classification supports the Northwest Community Plan's objective of encouraging appropriate commercial development at major arterials and neighborhood nodes.

# **ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Northwest Community Plan, as presented above.

- 2. Make an alternate recommendation.
- 3. Continue to a future date.

# FISCAL IMPACT:

None

# **RECOMMENDATION:**

Staff recommends approval. The change to Regional Commercial is within keeping of the current land use and pattern of development in the area, which makes it appropriate for the Regional Commercial land use classification.

# PLANNING COMMISSION RECOMMENDATION: Approval (8-0)

# ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016221

Current Zoning: "MF-33" Multi-Family District Proposed Zoning: "C-3" Commercial District Zoning Commission Hearing Date: September 6, 2016