



City of San Antonio

Legislation Details (With Text)

File #: 16-5279
Type: Plan Amendment
In control: City Council A Session
On agenda: 11/3/2016
Title: PLAN AMENDMENT # 16069 (Council District 6): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 3, 4, and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 from "Rural Estate Tier" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016237 CD)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PA 16069 Signed Resolution, 4. Draft Ordinance.pdf

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment 16069
(Associated Zoning Case Z2016237 CD)

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: Suburban Tier

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

Suburban Tier: RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. **NON-RESIDENTIAL: Neighborhood and Community Commercial** Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. **LOCATION:**

Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Example Zoning Districts:

NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), 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 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. While the current land use of Rural Estate Tier and zoning of “C-3” are not compatible, the proposed land use amendment to Suburban Tier and rezoning to “C-2” provides a more appropriate buffer between the adjacent neighborhood and Loop 1604. 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.

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 Lackland AFB.
- Significantly alter recreational amenities such as open space, parks, and trails.

The Suburban Tier land use classification does 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. The subject property is not within the boundaries of the Lackland AFB Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

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.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Suburban Tier is 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.

PLANNING COMMISSION RECOMMENDATION: Approval (6-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016237 CD

Current Zoning: “C-3” General Commercial District

Proposed Zoning: "C-2 CD" Commercial District with a Conditional Use for an Indoor Gun Range

Zoning Commission Hearing Date: October 4, 2016