



City of San Antonio

Legislation Details (With Text)

File #: 17-1370
Type: Plan Amendment
In control: Planning Commission
On agenda: 2/8/2017
Title: PLAN AMENDMENT # 17017 (Council District 7): A request by Kaufman & Killen, 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 from "Mixed Use Center" to "Regional Center" on Lot P-5B, P-5G, and P-5H, NCB 16051, located in the 8200 Block of West Loop 1604 North Road. Staff Recommends Denial. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Number Z2017058 S)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Aerial Map, 2. Adopted and Proposed LU Maps, 3. Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 17017
(Associated Zoning Case Z2017058 S)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Current Land Use Category: Mixed Use Center

Proposed Land Use Category: Regional Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 8, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: George D. McLeod, Jr. & Pierce E. Cole

Applicant: Curtis C. Gunn, Ltd

Representative: Kaufman & Killen, Inc

Location: 8200 Block of West Loop 1604 North

Legal Description: Lot P-5B, P-5G, and P-5H, NCB 16051

Total Acreage: 3.012

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation

Transportation

Thoroughfare: Loop 1604

Existing Character: Freeway.

Proposed Changes: None Known.

Public Transit:

VIA route 660 is within walking distance of the subject property.

ISSUE:

Plan Adoption Date: April 21, 2010

Update History: None

LU-1

Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

Comprehensive Land Use Categories

Mixed Use Center: Residential. Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses **NON-RESIDENTIAL: Community Commercial, Office, Mixed Use.** Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses **LOCATION:** Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

Example Zoning Districts:

MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

Regional Center: Regional Center uses include both residential and non-residential uses. **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

Mixed Use Center

Current Use

Vacant Lot

North

Future Land Use Classification

Mixed Use Center

Current Use

Commercial Use

East

Future Land Use Classification

Mixed Use Center

Current Use

Commercial Use

South

Future Land Use Classification

Mixed Use Center

Current Use

Commercial Use

West

Future Land Use Classification

Mixed Use Center

Current Use

Commercial Use

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately 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 Regional Center land use classification. The subject property's location is along the access road of Loop 1604 and within close proximity to Shaenfield Road. The applicant requests this plan amendment and associated zoning change in order to permit

an auto paint and body shop that allows repair uses and outside storage of vehicles and parts that will be screened from adjacent property owners and public roads. The subject property is currently zoned “C-3” and auto paint and body uses require a specific use authorization under this zoning district. Regional Centers are to be located at the intersection of expressways and major arterials, and ideally cover a larger area (20+ acres). Uses consistent with this type of land used include “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. Staff also recognizes the current incompatibility between the current Mixed Use land use classification and “C-3” zoning in the surrounding area.

An alternate zoning request of “C-2 CD” would not require a plan amendment.

The amendment will not 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.
- 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 Plan to emphasize compatibility and appropriateness between uses, while protecting neighborhoods and business from incompatible land uses. The subject property is not within the boundaries of the Lackland 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 denial. The proposed amendment to Regional Center is not appropriate for the area and is contrary to the goals of the West/Southwest Sector plan to provide opportunity for future commercial development that would be compatible with adjacent uses. An alternate zoning request of “C-2 CD” would not require a plan amendment.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017058 S

Current Zoning: “C-3” General Commercial District

Proposed Zoning: “C-3 S” General Commercial District with a Specific Use Authorization for Auto Paint and Body- Repair with Outside Storage of Vehicles and Parts Permitted

Zoning Commission Hearing Date: February 21, 2017