



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6351

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 8/28/2019

**Title:** PLAN AMENDMENT CASE PA-2019-11600060 (Council District 6): A request by RM Development Group, applicant, for approval of a Resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" to "Regional Center" on 1.577 acres on NCB 17643, located in the 1200 Block of Richland Hills Drive. Staff recommends Denial. (Associated Zoning Case Z-2019-10700186 CD) (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

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

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Plan Amendment PA-2019-11600060  
(Associated Zoning Case Z-2019-10700186 CD)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

**Current Land Use Category:** "General Urban Tier"

**Proposed Land Use Category:** "Regional Center"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 28, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** OH Siddhi, Inc

**Applicant:** RM Development Group

**Representative:** Brown & Ortiz, P.C.

**Location:** 1200 Block of Richland Hills Drive

**Legal Description:** 1.577 acres on NCB 17643

**Total Acreage:** 1.577

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** Tara Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base, Texas Department of Transportation

**Transportation**

**Thoroughfare:** Richland Hills Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 64, 618, 620

**Comprehensive Plan**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

**Plan Goals:**

- ED-1.1 Locate business offices near existing residential areas within the Sector
- Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

**Comprehensive Land Use Categories**

**Land Use Category:** "General Urban Tier"

**Description of Land Use Category:**

- Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate
- Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

**Permitted Zoning Districts:** R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

**Comprehensive Land Use Categories**

**Land Use Category:** "Regional Center"

**Description of Land Use Category:**

- "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing
- Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials.

**Permitted 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:**

General Urban Tier

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

General Urban Tier

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

General Urban Tier

**Current Land Use Classification:**

Vacant

Direction: South

**Future Land Use Classification:**

General Urban Tier

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

General Urban Tier

**Current Land Use:**

Vacant

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located within the Far West Regional Center and not within the Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial.

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 West/Southwest 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 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 Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The proposed land use amendment from "General Urban Tier" to "Regional Center" is requested in order to rezone the property to "C-3 CD" with Conditional Use for Outdoor Animal and Pet Services. This is not consistent with the West/Southwest Sector Plan's objective to have the accommodation of the most intense commercial uses located at the intersection of Expressways and Major Arterials. This area is directly adjacent to a residential subdivision. Richland Hills is a local street which functions similar to a residential collector. "C-3" zoning is not appropriate directly adjacent to the subdivision. Staff recommends a "C-2 CD" which will allow the project but not require a plan amendment.

**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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700186 CD**

**CURRENT ZONING:** "C-3 GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazardous Overlay District

**PROPOSED ZONING:** "C-3 CD GC-2 MLOD-2 MLR-2 AHOD" General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazardous Overlay District with Conditional Use for Outdoor Animal and Pet Services

Zoning Commission Hearing Date: September 3, 2019