City of San Antonio

Legislation Details (With Text)

File #:	20-5296
Type:	Plan Amendment
	In control: City Council A Session
On agenda:	9/17/2020
Title:	PLAN AMENDMENT CASE PA-2020-11600046 (Council District 4): Ordinance amending the West/ Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Civic Center" to "General Urban Tier" on 2.178 acres out of NCB 13659, located at 8019 Interstate 35 South. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700166)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Metes and Bounds, 5. Ordinance 2020-09-17-0680

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Plan Amendment PA2020-11600046
(Associated Zoning Case Z2020-10700166)

SUMMARY:
Comprehensive Plan Component: West/ Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: “Civic Center”

Proposed Land Use Category: “General Urban Tier”

BACKGROUND INFORMATION:
Planning Commission Hearing Date: August 12, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Randolph-Brooks Federal Credit Union

Applicant: Randolph-Brooks Federal Credit Union

Representative: Brown & Ortiz, P.C. - Sarah Nickodam

Location: 8019 Interstate 35 South

Legal Description: 2.178 acres out of NCB 13659

Total Acreage: 2.178

Notices Mailed
Owners of Property within 200 feet: 17
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Lackland Airforce Base

Transportation
Thoroughfare: Interstate 35 South
Existing Character: Interstate Highway
Proposed Changes: None Known

Thoroughfare: Barlite Boulevard
Existing Character: Local
Proposed Changes: None Known

Public Transit: 51

ISSUE:
Comprehensive Plan
Comprehensive Plan Component: West/ Southwest Sector Plan
Plan Adoption Date: April 21, 2011
Plan Goals:
Goal ED-2: Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities
Goal 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
Land Use Category: "Civic Center"
Description of Land Use Category: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations.
Permitted Zoning Districts: Not Applicable

Land Use Category: "General Urban Tier"
Description of Land Use Category: Generally: 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. Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas

should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.
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

Land Use Overview
Subject Property
Future Land Use Classification: "Civic Center"
Current Land Use Classification: "Regional Center"

Direction: North
Future Land Use Classification: "Civic Center"
Current Land Use Classification: Vacant Lot

Direction: East
Future Land Use Classification: "Civic Center"
Current Land Use Classification: Vacant Lot

Direction: South
Future Land Use Classification: Interstate
Current Land Use Classification: Interstate

Direction: West
Future Land Use Classification: "General Urban Tier"
Current Land Use: Single Family Residences

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is not within a regional center and is not within a premium transit corridor.

RECOMMENDATION:
Staff Analysis & Recommendation: Staff and Planning Commission (7-0) recommend Approval.

The applicant seeks a Plan Amendment to "General Urban Tier" to rezone the property to "C-2" Commercial District for development of a bank. Staff has noted the Alternate Recommendation of "General Urban Tier" and "C-2" Commercial zoning.

The following Criteria for review is also applicable:
- The recommended land use pattern identified in the West/ Southwest Sector 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 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.

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: Z2020-10700166
Current Zoning: "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District
Proposed Zoning: "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.178 acres out of NCB 13659
Zoning Commission Hearing Date: August 18, 2020