City of San Antonio

Legislation Details (With Text)

File #:	20-6298
Type:	Plan Amendment
In control:	City Council A Session
On agenda:	11/5/2020
Title:	PLAN AMENDMENT CASE PA-2020-11600061 (Council District 6): Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Mixed Use” to "Community Commercial" on 32.217 acres out of NCB 17636, located in the 7900 block of West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700200)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Signed Resolution, 3. Metes and Bounds, 4. Ordinance 2020-11-05-0810

Date	Ver.	Action By	Action	Result
11/5/2020	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Plan Amendment PA 2020-11600061
(Associated Zoning Case Z-2020-10700200)

SUMMARY:
Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 2011

Current Land Use Category: “Mixed Use Center”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:
Planning Commission Hearing Date: September 23, 2020

Case Manager: Michael Pepe, Planner

Property Owner: FCS Creamer LTD

Applicant: Brown and Ortiz

Representative: Brown and Ortiz

Location: 7900 block of West Loop 1604 North

Legal Description: 32.217 acres out of NCB 17636

Total Acreage: 32.217 acres

Notices Mailed
Owners of Property within 200 feet: 18
Registered Neighborhood Associations within 200 feet: Northwest Crossing Homeowner's Association
Applicable Agencies: None

Transportation
Thoroughfare: Loop 1604
Existing Character: Expressway
Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.
Routes Served: 660

ISSUE:
Comprehensive Plan
Comprehensive Plan Component: Northwest Community Plan
Plan Adoption Date: June 2011

Land Use Goal-2: Encourage commercial development at nodes

Land Use Strategy 2: Commercial uses to be easily accessible

Comprehensive Land Use Categories
Land Use Category: "Mixed Use"
Description of Land Use Category:
Mixed Use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscape, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. A mix of uses in the same building of development is highly encouraged. Examples of Mixed Use include ground floor retail uses with residential uses above; integration of office and retail uses in the same building.
Permitted Zoning Districts: MXD, MPCD, TOD, FBZD Other possible districts: O-1, O-1.5, O-2, NC, C-1, C-2P, all RM and all MF categories

Land Use Category: "Community Commercial"
Description of Land Use Category:
Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street.

Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.
Permitted Zoning Districts: O-1.5, C-1, C-2, C-2P and UD

Land Use Overview
Subject Property
Future Land Use Classification:
"Mixed Use"
Current Land Use Classification:
Vacant

Direction: North
Future Land Use Classification:
"Mixed Use"
Current Land Use Classification:
Vacant, Gas Station

Direction: East
Future Land Use Classification:
"Mixed Use"
Current Land Use Classification:
Vacant

Direction: South
Future Land Use Classification:
"High Density Residential", "Regional Commercial"
Current Land Use Classification:
Vacant, Car Dealership

Direction: West
Future Land Use Classification:
Highway 1604
Current Land Use Classification:
Expressway

FISCAL IMPACT:
None

Proximity to Regional Center/Premium Transit Corridor
The property is not within a Regional Center nor is it within a Premium Transit Corridor.

RECOMMENDATION:
Staff analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

The applicant seeks a Plan Amendment from "Mixed Use" to "Community Commercial" to rezone and develop a Hospital with a Helistop. The proposed location along Loop 1604 allows for the development of a

commercial buffer and further development of a mixed-use employment center. The property is an adequate size and has vehicular and pedestrian access for a community-scale commercial center development.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700200 S
Current Zoning: "C-2" Commercial District
Proposed Zoning: "C-2 S" Commercial District with a Specific Use Authorization for a Hospital with a Helistop
Zoning Commission Hearing Date: October 6, 2020