



City of San Antonio

Agenda Memorandum

File Number:15-5550

Agenda Item Number: 12.

Agenda Date: 10/28/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 15092

(Associated Zoning Case Z2015315 CD)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Current Land Use Category: Civic Center

Proposed Land Use Category: General Urban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 28, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: FPC Hold Co.

Applicant: Cavender Holdings LTD, by Stephen Cavender

Representative: Brown & Ortiz, P.C. (c/o James B. Griffin)

Location: 5820 Northwest Loop 410

Legal Description: Lot 4B and Lot 6, Block 2, NCB 15054

Total Acreage: 7.30

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Thunderbird Hills

Planning Team: West/Southwest Sector Planning Team-33

Applicable Agencies: None.

Transportation

Thoroughfare: NW Loop 410

Existing Character: Freeway

Proposed Changes: None known.

Thoroughfare: Zangs Drive

Existing Character: Local Street

Proposed Changes: None known.

Public Transit: None.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Plan Goals: Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

Comprehensive Land Use Categories

Land Use Category: Civic Center

Description of Land Use Category: RESIDENTIAL: Generally: Dormitories and/or student housing. NON-RESIDENTIAL: Office, Educational, Governmental, Religious Generally: 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: C-1, C-2NA, O-1, O-2

Land Use Category: General Urban Tier

Description of Land Use Category: RESIDENTIAL: Medium to High Density Generally: Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). NON-RESIDENTIAL: Community Commercial 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. LOCATION: 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 Use: Paved Parking Lot

Direction: North

Future Land Use Classification: General Urban Tier

Current Use: Auto Repair and Sales, Commercial Uses

Direction: East

Future Land Use Classification: General Urban Tier

Current Use: Commercial Uses

Direction: South

Future Land Use Classification: General Urban Tier

Current Use: Single-Family Residential

Direction: West

Future Land Use Classification: Civic Center

Current Use: Church

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 North Sector Plan.

The subject property is designated Civic Center and the surrounding land use designation is General Urban Tier. The General Urban Tier designation allows for small businesses and other commercial uses on the property. The applicant requests this plan amendment and associated zoning to allow for the appropriate land use change in order to expand upon an existing nearby automobile dealership for motor vehicle sales (full service) on the property. Civic Center places limitations on non-residential uses and primarily includes federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, or retreat areas or campuses for religious organizations. The subject property is currently paved parking for a church. This amendment achieves Goal LU-1 of the West/Southwest Sector Plan by Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses. The proposed land use change from “Civic Center” to “General Urban Tier” complies with this Vision Statement of the West/Southwest Sector Plan. The “General Urban Tier” designation will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

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 Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

The subject property is currently a paved parking lot that is used to service a church and related facilities and abuts single-family residences to the south along with other industrial and commercial uses to the east. The property does have appropriate buffering between zonings. “General Urban Tier” is appropriate given its proximity to the General Urban Tier surrounding the subject property and location along a Loop 410, a major arterial. Changing the land use designation to “General Urban Tier” along with the proposed development is consistent with the existing character of the immediate area. “General Urban Tier” is compatible with adjacent

residential, commercial, and industrial uses and is not located in the near vicinity of Camp Bullis. Development on the subject property will not interfere, obstruct or hinder existing recreational amenities, parks, open spaces, or 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.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends Approval. The subject property's location NW Loop 410, a major thoroughfare, together with the general surrounding conditions which include commercial and industrial uses and existing General Urban Tier land use designations to the north, east, and south, makes it appropriate for the General Urban Tier land use classification. The requested land use change is consistent with the West/Southwest Sector Plan and will not have any negative impact on neighboring properties.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015315 CD

Current Zoning: "C-2NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "C-2NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for Auto Sales - Full Service

Zoning Commission Hearing Date: November 3, 2015