



City of San Antonio

Agenda Memorandum

File Number:15-5946

Agenda Item Number: P-3.

Agenda Date: 12/3/2015

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment 15090

(Associated Zoning Case Z2015312)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Plan Update History: June 16, 2011

Current Land Use Category: High Density Residential

Proposed Land Use Category: Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 28, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: SLF IV - Culebra 1604 Investors JV, L.P.

Applicant: CBM Broadway, Ltd.

Representative: Kaufman & Killen, Inc.

Location: 7400 Block of West Loop 1604 North

Legal Description: 1.387 acres out of NCB 17636

Total Acreage: 1.387

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None.

Planning Team: Northwest Community Planning Team-13

Applicable Agencies: None.

Transportation

Thoroughfare: West Loop 1604 North

Existing Character: Freeway

Proposed Changes: None known.

Public Transit: None.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Update History: June 16, 2011

Plan Goals: Goal-2: Encourage commercial development at nodes. Strategy - Encourage appropriate commercial development and uniform signage at major arterials and neighborhood nodes

Comprehensive Land Use Categories

Land Use Category: High Density Residential

Description of Land Use Category: High Density Residential includes low-rise to midrise apartments with more than four dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors. Certain nonresidential uses, such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other, lower-density residential uses.

Permitted Zoning Districts: MF-25, MF-33, MF-40, MF-50 and UD

Land Use Category: Regional Commercial

Description of Land Use Category: Regional Commercial includes high intensity commercial land uses that draw customers from a larger region. Regional Commercial uses are typically located at intersection nodes along expressways or major arterial roadways or adjacent to high-capacity mass transit system stations. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaped yards between the parking lot and street, and well designed monument signage. Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.

Permitted Zoning Districts: O-1.5, O-2, C-2, C-2P, C-3 and UD

Land Use Overview

Subject Property

Future Land Use Classification: High Density Residential

Current Use: Vacant Lot

Direction: North

Future Land Use Classification: High Density Residential; Regional Commercial

Current Use: Auto Sales

Direction: East

Future Land Use Classification: High Density Residential

Current Use: Vacant Lot

Direction: South

Future Land Use Classification: High Density Residential; Regional Commercial

Current Use: Vacant Lot

Direction: West

Future Land Use Classification: Regional Commercial

Current Use: Vacant Lot

Land Use Analysis

The applicant is requesting this plan amendment to allow for “C-3” zoning for motor vehicle sales (full service) on the property. The requested “C-3” zoning is inconsistent with the current High Density Residential future land use designation in the Northwest Community Plan. The small 1.387 acre parcel is part of an approximate 15.75 acre tract, the majority of which is already designated Regional Commercial. The property is currently vacant and does not abut any residential properties. The requested land use change to Regional Commercial is appropriate for the subject property.

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.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends Approval. The subject property’s location Loop 1604, a major thoroughfare, together with the general surrounding conditions which include commercial uses and similar land use designations to the north, west, and south, makes it appropriate for the Regional Commercial land use classification. The requested land use change will not have a significant negative impact on surrounding properties.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015312

Current Zoning: “MF-33” Multi-Family Residential District

Proposed Zoning: “C-3” General Commercial District

Zoning Commission Hearing Date: November 3, 2015