



# City of San Antonio

## Agenda Memorandum

**File Number:**16-4394

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**Agenda Item Number:** 16.

**Agenda Date:** 8/24/2016

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Plan Amendment 16064

(Associated Zoning Case Z2016221)

**SUMMARY:**

**Comprehensive Plan Component:** Northwest Community Plan

**Plan Adoption Date:** September 24, 1998

**Current Land Use Category:** High-Density Residential

**Proposed Land Use Category:** Regional Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 9, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** CBM Broadway, Ltd. (Robert M. Cavender)

**Applicant:** CBM Broadway, Ltd. (Robert M. Cavender)

**Representative:** Kaufman and Killen, Inc

**Location:** 7400 West Loop 1604 North

**Legal Description:** 3.094 acres out of NCB 17636

**Total Acreage:** 3.094 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 5

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** West Loop 1604

**Existing Character:** Freeway

**Proposed Changes:** None

**Public Transit:**

There are no VIA bus stops near the subject property.

**ISSUE:**

**Plan Adoption Date:** September 24, 1998

**Update History:** June 16, 2011

Goal 3: Encourage Commercial development at nodes

**Comprehensive Land Use Categories**

**High-Density Residential:** 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.

**Example Zoning Districts:**

MF-25, MF-33, MF-40, MF-50 and UD

**Comprehensive Land Use Categories**

**Regional Commercial:** 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.

**Example 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

North

**Future Land Use Classification**

Mixed Use

**Current Use**

Vacant Lot

East

**Future Land Use Classification**

Parks/Open Space

**Current Use**

Vacant Lot

South

**Future Land Use Classification**

Regional Commercial and High-Density Residential

**Current Use**

Vacant Lot

West

**Future Land Use Classification**

Regional Commercial

**Current Use**

Commercial

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to expand the adjacent motor vehicle sales lot onto the subject property. The subject property is located behind a Cavender Dealership within close proximity of a major freeway. The general surrounding conditions include commercial uses all along Loop 1604, making Regional Commercial an appropriate land use classification for the area. The Regional Commercial classification supports the Northwest Community Plan's objective of encouraging appropriate commercial development at major arterials and neighborhood nodes.

**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 change to Regional Commercial is within keeping of the current land use and pattern of development in the area, which makes it appropriate for the Regional Commercial land use classification.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016221**

Current Zoning: "MF-33" Multi-Family District

Proposed Zoning: "C-3" Commercial District

Zoning Commission Hearing Date: September 6, 2016