



City of San Antonio

Agenda Memorandum

File Number:16-4727

Agenda Item Number: P-3.

Agenda Date: 10/20/2016

In Control: City Council A Session

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.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0)

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