



City of San Antonio

Agenda Memorandum

File Number:17-1798

Agenda Item Number: 12.

Agenda Date: 3/8/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment 17027

(Associated Zoning Case Z2017077)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Current Land Use Category: Rural Estate Tier

Proposed Land Use Category: Suburban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 8, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Donald C Hild & Brenda L Hild

Applicant: Brenda Hild

Representative: Russel W Hild

Location: 7119 New Laredo Hwy and 3618 SW Military Drive

Legal Description: 0.386 acres out of NCB 11254 and the South 140 Feet of the North 160 Feet of Lots 18 & 19, Block 1, NCB 11254

Total Acreage: 1.0292

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Quintana Community Association

Applicable Agencies: Lackland

Transportation

Thoroughfare: Southwest Military Drive

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: New Laredo Highway

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit:

VIA route 524 is in front of the subject property facing SW Military Drive.

ISSUE:

Plan Adoption Date: April 21, 2010

Update History: None

LU-1

Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

Comprehensive Land Use Categories

Rural Estate Tier: RESIDENTIAL: Low Density Residential

Estate Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre. **NON-RESIDENTIAL: Neighborhood**

Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate

LOCATION: Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians. Suburban Tier

Example Zoning Districts:

RP, RE, R-20, O-1, NC, C-1, RD

Comprehensive Land Use Categories

Suburban Tier: RESIDENTIAL: Low to Medium Density

Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

NON-RESIDENTIAL: Neighborhood and Community Commercial

Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets.

Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians.

Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the

commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Example Zoning Districts:

NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P
RD, UD

Land Use Overview

Subject Property

Future Land Use Classification

Rural Estate Tier

Current Use

Vacant commercial building

North

Future Land Use Classification

None

Current Use

Commercial Uses

East

Future Land Use Classification

Suburban Tier

Current Use

Commercial and Multi-Family

South

Future Land Use Classification

Suburban Tier

Current Use

Commercial and Multi-Family

West

Future Land Use Classification

Rural Estate Tier

Current Use

Mobile Home Park

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest Sector 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 West/Southwest Sector Plan.

While the West/Southwest Plan provides other areas with the requested Suburban Tier land use classification, the subject property's location along SW Military Drive and New Laredo Highway, a primary arterial and a secondary arterial, makes the area appropriate for more intense commercial development. The applicant

requests this plan amendment and associated zoning change in order to operate a used car dealership. The proposed amendment to Suburban Tier will provide consistency with the surrounding retail and commercial land uses. The proposed amendment to Suburban Tier land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the 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 Lackland.
- Significantly alter recreational amenities such as open space, parks, and trails.

The Suburban Tier land use classification would support the goals of the West/Southwest Sector Plan of emphasizing compatibility and appropriateness between uses and providing opportunity for future commercial development that would be compatible with adjacent uses. The subject property is within the boundaries of the Lackland Influence Area, but is not anticipated to adversely affect any recreational amenities in the area.

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 existing Rural Estate Tier is no longer compatible with the existing surrounding pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017077

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales

Zoning Commission Hearing Date: March 21, 2017