



# City of San Antonio

## Agenda Memorandum

**File Number:**17-5114

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**Agenda Item Number:** 16.

**Agenda Date:** 9/27/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment 17079

(Associated Zoning Case Z2017267 CD)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2010

**Plan Update History:** April 21, 2011

**Current Land Use Category:** "Rural Estate Tier"

**Proposed Land Use Category:** "Suburban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 27, 2017

**Case Manager:** Erica Greene, Planner

**Property Owner:** Eleazar Martinez

**Applicant:** Russell D. Felan

**Representative:** Russell D. Felan

**Location:** 3830 Southwest Military Drive

**Legal Description:** Lot 9, Block 3, NCB 11257

**Total Acreage:** 0.954

### **Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Quintana Community Association

**Applicable Agencies:** Planning Department

### **Transportation**

**Thoroughfare:** SW Military Drive

**Existing Character:** Major Arterial

**Proposed Changes:** None

**Public Transit:** VIA bus route #515 is within walking distance of the subject property.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2010

**Update History:** April 21, 2011

**Plan Goals:** The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

#### **Comprehensive Land Use Categories**

**Land Use Category:** “Rural Estate Tier”

**Description of Land Use Category: 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.

**Permitted Zoning Districts:** RP, RE, R-20, O-1, NC, C-1, RD

**Land Use Category:** “Suburban Tier”

**Description of Land Use Category: 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 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.

**Permitted 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 (Conservation Subdivision), UD

### **Land Use Overview**

#### Subject Property

Future Land Use Classification: Rural Estate Tier

Current Land Use Classification: Vacant Lot

Direction: North

Future Land Use Classification: Neighborhood Commercial

Current Land Use Classification: Duplex

Direction: East

Future Land Use Classification: Rural Estate Tier

Current Land Use Classification: C&M Motel

Direction: South

Future Land Use Classification: Rural Estate Tier

Current Land Use Classification: Vacant Lot

Direction: West

Future Land Use Classification: Rural Estate Tier

Current Land Use Classification: Vacant Lot

#### **FISCAL IMPACT:**

None.

#### **Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center. The subject property is located within a half mile of a Premium Transit Corridor.

#### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

#### **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 West/Southwest 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.

The applicant requests this Plan Amendment and associated zoning change to develop this lot for Auto Sales that includes full service and repair. The subject property is a vacant lot that is surrounded by other commercial development and other underutilized lots. 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 supports the West/Southwest Sector Plan that values existing and future businesses; businesses which in turn support the neighborhoods. The proposed amendment to “Suburban Tier” is an appropriate fit that supports the accommodation of growth within this area.

#### **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 as it supports compatible economic development along major transportation corridors. The subject property is not within the boundaries of the Lackland Influence Area, and 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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017267**

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 Auto Sales (Full Service)

Zoning Commission Hearing Date: October 3, 2017