



City of San Antonio

Agenda Memorandum

File Number:17-6485

Agenda Item Number: 31.

Agenda Date: 12/13/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment 18003

(Associated Zoning Case Z2018010)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: “General Urban Tier”

Proposed Land Use Category: “Regional Center”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: ICSAW Enterprises

Applicant: ICSAW Enterprises

Representative: Ajwad A Imad

Location: 8827 State Highway 151

Legal Description: Lot 9, Block 31, NCB 17643

Total Acreage: 1.82

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Potranco Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: State Highway 151

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: VIA bus routes 64, 618, and 620 are within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals: Goal ED-1 - The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities

Comprehensive Land Use Categories

Land Use Category: “General Urban Tier”

Description of Land Use Category: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Comprehensive Land Use Categories

Land Use Category: “Regional Commercial”

Description of Land Use Category: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and bicycles should be able to travel safely within the development. Transit is encouraged.

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Overview

Subject Property

Future Land Use Classification:

“General Urban Tier”

Current Land Use Classification:

Retail Center

Direction: North

Future Land Use Classification:

“Natural Tier”

Current Land Use Classification:

Vacant Lot

Direction: East

Future Land Use Classification:

“General Urban Tier”

Current Land Use Classification:

Raising Cane’s Restaurant

Direction: South

Future Land Use Classification:

“General Urban Tier”

Current Land Use Classification:

McDonalds, Dental Office

Direction: West

Future Land Use Classification:

“General Urban Tier”

Current Land Use:

Gold’s Gym

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center or within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

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 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 future land uses of the surrounding properties are “General Urban Tier” and “Natural Tier”. The introduction of “Regional Center” is not in agreement with the West/Southwest Sector Plan goal of emphasizing compatibility and appropriateness between uses, and protecting neighborhoods and business from incompatible land uses. There are properties in the vicinity that carry the “Regional Center” land use designation, however the properties are concentrated to the south on the other side of Potranco Road.

ALTERNATIVES:

1. Recommend Approval 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: Z2018010

Current Zoning: "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District

Proposed Zoning: "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District

Zoning Commission Hearing Date: December 5, 2017 (Continued to December 19, 2017)