City of San Antonio

Agenda Memorandum

File Number: 18-6028

Agenda Item Number: P-4.

Agenda Date: 12/6/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Plan Amendment 18100
(Associated Zoning Case Z2018314 S)

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: October 24, 2018. This case is continued from the October 10, 2018 hearing.

Case Manager: Daniel Hazlett, Planner

Property Owner: Veritas Properties, LP

Applicant: Vin Title LLC

Representative: Henry De La Paz

Location: 930 Southwest Military Drive

Legal Description: 0.0263 acres out of NCB 9314

Total Acreage: 0.0263

Notices Mailed
Owners of Property within 200 feet: 11
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: Texas Department of Transportation, Lackland Air Force Base

Transportation
Thoroughfare: Southwest Military Highway
Existing Character: Primary Arterial
Proposed Changes: None Known

Thoroughfare: Clamp Avenue
Existing Character: Local Street
Proposed Changes: None Known

Public Transit: VIA bus route 44 and 550 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"

Land Use Category: Regional Center
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. Regional Center typically accommodate "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.
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:
Regional Commercial
Current Land Use Classification:
Office, Retail Center

Direction: East
Future Land Use Classification:
General Urban Tier
Current Land Use Classification:
CentroMed/Wic Center

Direction: South
Future Land Use Classification:
General Urban Tier
Current Land Use Classification:
Parking Lot, Single-Family Residence, Vacant Lot

Direction: West
Future Land Use Classification:
General urban Tier
Current Land Use:
Retail Store

FISCAL IMPACT:
None

Proximity to Regional Center/Premium Transit Corridor
The property is not located within a Regional Center. The property is located within a ½ of a mile of the Looper Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis & Recommendation: Staff and Planning Commission (5-1) recommend 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 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 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 Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The proposed “Regional Center” is not consistent with the goals and objectives of the West/Southwest Sector Plan. The majority of the properties on the south side of Southwest Military Drive are “General Urban Tier”. The requested “Regional Center” is commonly located at the intersection of Expressways and Major Arterials and is intended for large parcels of land for big box retail development. The plan amendment is requested in order to rezone the property from “C-3NA” to “C-3NA S” with Specific Use Authorization for a Specified Financial Institution, also known as a Credit Access Business.

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: Z2018314 S

Current Zoning: "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: "C-3NA S MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization to allow for a Specified Financial Institution

Zoning Commission Hearing Date: October 2, 2018