



City of San Antonio

Agenda Memorandum

File Number:19-6351

Agenda Item Number: 19.

Agenda Date: 8/28/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment PA-2019-11600060

(Associated Zoning Case Z-2019-10700186 CD)

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: August 28, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: OH Siddhi, Inc

Applicant: RM Development Group

Representative: Brown & Ortiz, P.C.

Location: 1200 Block of Richland Hills Drive

Legal Description: 1.577 acres on NCB 17643

Total Acreage: 1.577

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: Tara Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Texas Department of Transportation

Transportation

Thoroughfare: Richland Hills Drive

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 64, 618, 620

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals:

- ED-1.1 Locate business offices near existing residential areas within the Sector
- Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

Comprehensive Land Use Categories

Land Use Category: "General Urban Tier"

Description of Land Use Category:

- Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate
- Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

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 Center"

Description of Land Use Category:

- "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing
- Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials.

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:

Vacant

Direction: North

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

General Urban Tier

Current Land Use:

Vacant

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Far West Regional Center and not within the 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 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 land use amendment from "General Urban Tier" to "Regional Center" is requested in order to rezone the property to "C-3 CD" with Conditional Use for Outdoor Animal and Pet Services. This is not consistent with the West/Southwest Sector Plan's objective to have the accommodation of the most intense commercial uses located at the intersection of Expressways and Major Arterials. This area is directly adjacent to a residential subdivision. Richland Hills is a local street which functions similar to a residential collector. "C-

3” zoning is not appropriate directly adjacent to the subdivision. Staff recommends a “C-2 CD” which will allow the project but not require a plan amendment.

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: Z-2019-10700186 CD

CURRENT ZONING: “C-3 GC-2 MLOD-2 MLR-2 AHOD” General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazardous Overlay District

PROPOSED ZONING: “C-3 CD GC-2 MLOD-2 MLR-2 AHOD” General Commercial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazardous Overlay District with Conditional Use for Outdoor Animal and Pet Services

Zoning Commission Hearing Date: September 3, 2019