



City of San Antonio

Agenda Memorandum

File Number:19-7121

Agenda Item Number: 14.

Agenda Date: 9/25/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment PA-2019-11600066

(Associated Zoning Case Z-2019-10700189)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: "Mixed Use Center"

Proposed Land Use Category: "Regional Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 11, 2019

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: CSA Holdings, LLC

Applicant: Clayton J. Strolle

Representative: Clayton J. Strolle

Location: 5063 Northwest Loop 410

Legal Description: Lot 2, Block 2, NCB 17120

Total Acreage: 6.215

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department and Texas Department of Transportation

Transportation

Thoroughfare: Northwest Loop 410

Existing Character: Highway

Proposed Changes: None

Public Transit: There are 2 VIA bus stops within .5 mile of the subject property.

Routes: 607

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

- ED-1.2 Continue to locate compatible employment uses at the intersections of US 281 and Loop 410
- ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.
- ED-1.4 Work cooperatively with other incorporated and adjacent cities and counties, and other local and regional economic development entities to retain, expand, and improve the North Sector economic base.

Comprehensive Land Use Categories

Land Use Category: "Mixed Use Center"

Description of Land Use Category: Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

Permitted Zoning Districts: MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

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.

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:

Regional Center

Current Land Use Classification:

Movie Theater

Direction: North

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

Apartments

Direction: East

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

Grocery Store

Direction: South

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

Shopping Center

Direction: West

Future Land Use Classification:

Mixed Use Center

Current Land Use:

Apartments

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is part of the Medical Center Regional Center and is not within premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from "Mixed Use Center" to "Regional Center" was requested to rezone the property to "C-3 AHOD" General Commercial. This amendment is consistent with the proposed zoning and aligns with the land use goals of the North Sector Plan ED-1.3 to continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North 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 North 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 North 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 Camp Bullis Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2019-10700189

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Proposed Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: September 17, 2019