



City of San Antonio

Agenda Memorandum

File Number:20-3556

Agenda Item Number: 18.

Agenda Date: 6/10/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment PA 2020-11600026

(Associated Zoning Case Z-2020-10700119)

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: June 10, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Cavender Quick Service, Ltd.

Applicant: Cavender Quick Service, Ltd.

Representative: Killen, Griffin & Farrimond, PLLC

Location: 5830 Bandera Road

Legal Description: Lot 1, Block 4, NCB 14880

Total Acreage: 3.326

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Thunderbird Hills Neighborhood Association

Applicable Agencies: Planning Department and Texas Department of Transportation

Transportation

Thoroughfare: Bandera Road

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan: West Sector Plan

Plan Adoption Date: April 21, 2011

Goal ED-3: The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods

Strategies:

- ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan
- ED-3.2 Explore creating new tax increment reinvestment zones (TIRZ) adjacent to existing employment centers within Loop 410 in the Sector
- ED-3.3 Foster partnerships with businesses to promote the beautification and clean-up of existing neighborhoods, utilizing programs offered by, but not limited to, Keep San Antonio Beautiful and City of San Antonio Solid Waste Department
- ED-3.4 Continue to utilize/increase code enforcement and other programs to address crime and graffiti

Comprehensive Land Use Categories

Land Use Category: "General Urban Tier"

Description of Land Use Category:

RESIDENTIAL: Medium to High Density Generally: Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

NON-RESIDENTIAL: Community Commercial Generally: 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

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:

RESIDENTIAL: High Density Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses

NON-RESIDENTIAL: Regional Commercial, Office Generally: "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:

Vacant Building

Direction: North

Future Land Use Classification:

OCL

Current Land Use Classification:

Car Rental

Direction: East

Future Land Use Classification:

OCL

Current Land Use Classification:

Auto Repair

Direction: South

Future Land Use Classification:

“General Urban Tier”

Current Land Use Classification:

Auto Repair

Direction: West

Future Land Use Classification:

“General Urban Tier”

Current Land Use Classification:

Fedex

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center, but it is within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment from “General Urban Tier” to "Regional Center" to rezone for commercial development. The West/Southwest Sector Plan calls for Regional Centers to be located at the intersection of Expressways and Major Arterials which accommodates commercial uses and development. Although this property is not at an intersection, it is part of a large node of commercial uses along Loop 410 and Bandera Road. The current “General Urban Tier” does allow some light commercial and commercial uses and districts, but the area tends to be more “Regional Center” or “Mixed Use” in land use.

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 INFORMATION: Z-2020-10700119

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: June 16, 2020