



# City of San Antonio

## Agenda Memorandum

**File Number:**20-4365

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**Agenda Item Number:** 25.

**Agenda Date:** 8/12/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment PA2020-11600046

(Associated Zoning Case Z2020-10700166)

**SUMMARY:**

**Comprehensive Plan Component:** West/ Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

**Current Land Use Category:** "Civic Center"

**Proposed Land Use Category:** "Regional Center"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 12, 2020

**Case Manager:** Victoria Castro, Planner

**Property Owner:** Randolph-Brooks Federal Credit Union

**Applicant:** Randolph-Brooks Federal Credit Union

**Representative:** Brown & Ortiz, P.C. - Sarah Nickodam

**Location:** 8019 Interstate 35 South

**Legal Description:** 2.178 acres out of NCB 13659

**Total Acreage:** 2.178

## **Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Lackland Airforce Base

## **Transportation**

**Thoroughfare:** Interstate 35 South

**Existing Character:** Interstate Highway

**Proposed Changes:** None Known

**Thoroughfare:** Barlite Boulevard

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** 51

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** West/ Southwest Sector Plan

**Plan Adoption Date:** April 21, 2011

#### **Plan Goals:**

**Goal ED-2:** Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities

**Goal ED-3.1:** Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan

### **Comprehensive Land Use Categories**

**Land Use Category:** “Civic Center”

**Description of Land Use Category:** Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations.

**Permitted Zoning Districts:** Not Applicable

**Land Use Category:** “Regional Center”

**Description of Land Use Category:** Generally: “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. 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 Category:** “General Urban Tier”

**Description of Land Use Category:** 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. 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 Overview**

Subject Property

**Future Land Use Classification:** “Civic Center”

**Current Land Use Classification:** “Regional Center”

Direction: North

**Future Land Use Classification:** “Civic Center”

**Current Land Use Classification:** Vacant Lot

Direction: East

**Future Land Use Classification:** “Civic Center”

**Current Land Use Classification:** Vacant Lot

Direction: South

**Future Land Use Classification:** Interstate

**Current Land Use Classification:** Interstate

Direction: West

**Future Land Use Classification:** “General Urban Tier”

**Current Land Use:** Single Family Residences

### **FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The property is not within a regional center and is not within a premium transit corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial with an Alternate Recommendation for “General Urban Tier”.

The applicant seeks a Plan Amendment to “Regional Commercial” to rezone the property to “C-3” General Commercial for development of a bank. Staff has noted the Alternate Recommendation of “General Urban Tier” and “C-2” Commercial zoning. As of August 5, 2020 the applicant has agreed to amend their request.

The following Criteria for review is also applicable:

- The recommended land use pattern identified in the West/ Southwest Sector 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 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.

**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: Z2020-10700166**

Current Zoning: "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 2.178 acres out of NCB 13659

Zoning Commission Hearing Date: August 18, 2020