



City of San Antonio

Agenda Memorandum

File Number:20-5412

Agenda Item Number: 16.

Agenda Date: 9/23/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment PA 2020-11600061

(Associated Zoning Case Z-2020-10700200)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 2011

Current Land Use Category: “Mixed Use Center”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 23, 2020

Case Manager: Michael Pepe, Planner

Property Owner: FCS Creamer LTD

Applicant: Brown and Ortiz

Representative: Brown and Ortiz

Location: 7900 block of West Loop 1604 North

Legal Description: 32.217 acres out of NCB 17636

Total Acreage: 32.217 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Northwest Crossing Homeowner's Association

Applicable Agencies: None

Transportation

Thoroughfare: Loop 1604

Existing Character: Expressway

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.

Routes Served: 660

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 2011

Land Use Goal-2: Encourage commercial development at nodes

Land Use Strategy 2: Commercial uses to be easily accessible

Comprehensive Land Use Categories

Land Use Category: "Mixed Use"

Description of Land Use Category:

Mixed Use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create pedestrian-oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscape, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. A mix of uses in the same building of development is highly encouraged. Examples of Mixed Use include ground floor retail uses with residential uses above; integration of office and retail uses in the same building.

Permitted Zoning Districts: MXD, MPCD, TOD, FBZD Other possible districts: O-1, O-1.5, O-2, NC, C-1, C-2P, all RM and all MF categories

Land Use Category: "Community Commercial"

Description of Land Use Category:

Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

Permitted Zoning Districts: O-1.5, C-1, C-2, C-2P and UD

Land Use Overview

Subject Property

Future Land Use Classification:

“Mixed Use”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Mixed Use”

Current Land Use Classification:

Vacant, Gas Station

Direction: East

Future Land Use Classification:

“Mixed Use”

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

“High Density Residential”, “Regional Commercial”

Current Land Use Classification:

Vacant, Car Dealership

Direction: West

Future Land Use Classification:

Highway 1604

Current Land Use Classification:

Expressway

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a Regional Center nor is it within a Premium Transit Corridor.

RECOMMENDATION:

Staff analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment from “Mixed Use” to “Community Commercial” to rezone and develop a Hospital with a Helistop. The proposed location along Loop 1604 allows for the development of a commercial buffer and further development of a mixed-use employment center. The property is an adequate size and has vehicular and pedestrian access for a community-scale commercial center development.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700200 S

Current Zoning: “C-2” Commercial District

Proposed Zoning: "C-2 S" Commercial District with a Specific Use Authorization for a Hospital with a Helistop

Zoning Commission Hearing Date: October 6, 2020