



City of San Antonio

Agenda Memorandum

Agenda Date: February 9, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

PLAN AMENDMENT CASE PA-2022-116000001
(Associated Zoning Case Z-2022-107000001)

SUMMARY:

Comprehensive Plan Component: North Sector Plan
Plan Adoption Date: August 5, 2010
Current Land Use Category: Suburban Tier
Proposed Land Use Category: Regional Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 9, 2022
Case Manager: Despina Matzakos, Planner
Property Owner: Weir / Wynn LTD
Applicant: Paul H. Weir
Representative: Paul H. Weir
Location: 23775 Interstate Highway 10 West
Legal Description: Lot 4, Block 1, NCB 4732-D
Total Acreage: 1.13 acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: None

Transportation

Thoroughfare: Interstate Highway 10 West

Existing Character: Interstate Highway

Proposed Changes: None

Thoroughfare: Cielo Vista

Existing Character: Local, Public Road

Proposed Changes: None

Public Transit: There are no VIA bus routes within proximity to the property.

Traffic Impact: TIA Study is in Review.

COMPREHENSIVE PLAN

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

Relevant goals/recommendations/strategies of the North Sector Plan may include:

Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis

ED-1.1: Continue to locate higher density residential and compatible employment uses near the intersections of: IH-10 / Loop 410, IH-10 / Loop 1604

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.

Goal LU-1: Compatible land use pattern promoted so that natural resources are preserved, and the local economy remains viable

Goal LU-3: Higher density/intensity tiers are recommended adjacent or proximate to activity centers.

COMPREHENSIVE LAND USE CATEGORIES

Land Use Category: Suburban Tier

Description of Land Use Category:

RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained.

Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), 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

LOCATION: 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:

Suburban Tier

Current Land Use Classification:

Longhorn Café Restaurant

Direction: North

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Coffee Shop, Bank, Restaurant, Liquor Store

Direction: East

Future Land Use Classification:

UZROW, Civic Center, Suburban Tier

Current Land Use Classification:

UZROW, Elementary School, Insurance Office

Direction: South

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Restaurant, Auto Service, Insurance Office, Clinic

Direction: West

Future Land Use Classification:

Suburban Tier, Rural Estate Tier

Current Land Use Classification:

Empty Land, Learning Center

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend Approval.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The applicant seeks a Plan Amendment to “Regional Center” to rezone to “C-3” General Commercial District. The proposed land use is not appropriate for the area which is predominantly “Suburban Tier”.

For the last 20 years, the site has been occupied by the Longhorn Cafe Restaurant and the applicant intends to maintain that use. The existing land use designation of “Suburban Tier” already allows “C-2” Commercial zoning which would continue to permit the restaurant use.

The proposed “Regional Center” is too intense for the area and would allow for the highest intensity of commercial zoning, which is generally reserved for “big box” center development. Thus, the existing land use of “Suburban Tier” is appropriate for the property and surrounding area and allows medium-intensity commercial uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700281

Current Zoning: "R-6 GC-1 UC-1 MLOD-1 MLR-1" Residential Single-Family Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Proposed Zoning: "C-3 GC-1 UC-1 MLOD-1 MLR-1" General Commercial Hill Country Gateway Corridor IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District

Zoning Commission Hearing Date: February 15, 2022