



City of San Antonio

Agenda Memorandum

Agenda Date: November 17, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

PLAN AMENDMENT PA-2021-11600093
(Associated Zoning Case Z-2021-10700267)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: “General Urban Tier”

Proposed Land Use Category: “Regional Center”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 17, 2021. Continued from October 27, 2021.

Case Manager: Summer McCann, Planner

Property Owner: Abdelhakim Rafati

Applicant: Abdelhakim Rafati

Representative: Abdelhakim Rafati

Location: 4036 Culebra Road

Legal Description: Lot 23, 24, 25, 26, 27, Block 16, NCB 7502

Total Acreage: 0.4642 Acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Culebra Park Neighborhood Association, Loma Park Neighborhood Association
Applicable Agencies: Lackland Airforce Base

Transportation

Thoroughfare: Culebra Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

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

COMPREHENSIVE LAND USE PLAN

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals:

Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

Goal LU-2 The built environment of neighborhoods and communities encourage and facilitate healthy lifestyles

Goal LU-3 Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community

LAND USE CATEGORIES

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

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: 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: Abandoned Single-Family Dwelling

Direction: North

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Single-Family Dwelling

Direction: East

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Pharmacy, Hair Salon, Professional Office

Direction: South

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Single-Family Dwelling

Direction: West

Future Land Use Classification: “General Urban Tier”

Current Land Use Classification: Restaurant

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

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

ALTERNATIVES:

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

FISCAL IMPACT:

There is no fiscal impact.

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 to allow for Full-Service Motor Vehicle Sales. The proposed “Regional Center” is not consistent with the surrounding “General Urban Tier” land use and zoning. Additionally, the applicant can rezone to “C-2 CD” Commercial District with a Conditional Use for Full-Service Motor Vehicle Sales to allow for the proposed use within the current “General Urban Tier” land use. The proposed “Regional Center” is out of character with the area and is too intense in nature.

Sector Plan Criteria for review:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700267

Current Zoning: “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay District Military Lighting Overlay Region 2 Airport Hazard Overlay District

Proposed Zoning: “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay District Military Lighting Overlay Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: November 2, 2021