



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1789

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 2/14/2018

**Title:** PLAN AMENDMENT CASE # 18026 (Council District 2): A request by Fernando De Leon for approval of a resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on Lot 2, Block 1, NCB 10751, located at 2015 Rigsby Avenue. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018080 CD)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 18026  
(Associated Zoning Case Z2018080 CD)

**SUMMARY:**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Plan Update History:** None

**Current Land Use Category:** "Neighborhood Commercial"

**Proposed Land Use Category:** "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 14, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Jose Fernando Macias

**Applicant:** Fernando De Leon

**Representative:** Fernando De Leon

**Location:** 2015 Rigsby Avenue

**Legal Description:** Lot 2, Block 1, NCB 10751

**Total Acreage:** 0.1930

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:**

**Applicable Agencies:** Texas Department of Transportation

**Transportation**

**Thoroughfare:** Pioneer Road

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Rigsby Avenue

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA route 30 is within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Update History:** None

**Plan Goals:** ObjectiveExpand and building thriving commercial corridors

**Comprehensive Land Use Categories**

**Land Use Category:** “Neighborhood Commercial”

**Description of Land Use Category:** Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include convenience stores, small insurance or doctor’s offices bakeries, small restaurants, bookstores, antique shops, copy services, veterinarian’s offices, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential

**Permitted Zoning Districts:** NC, O-1, & C-1

**Land Use Category:** “Community Commercial”

**Description of Land Use Category:** Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music

store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

**Permitted Zoning Districts:** NC, O-1, O-1.5, C-1, C-2, & C-2P

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Low Density Residential

**Current Land Use Classification:**

Single-Family Residences

Direction: East

**Future Land Use Classification:**

Neighborhood Commercial

**Current Land Use Classification:**

Single-Family Residences, Auto Sales

Direction: South

**Future Land Use Classification:**

Medium Density Residential, Neighborhood Commercial, Public/Institutional

**Current Land Use Classification:**

Auto Parts, Residence, Roofs, Windows, Siding Company, Stewart Elementary

Direction: West

**Future Land Use Classification:**

Neighborhood Commercial, Low Density Residential

**Current Land Use:**

Single-Family Residences, Vacant Lot, Auto Sales

**FISCAL IMPACT:**

None

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

The subject property is not located within a Regional Center or a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The subject property fronts a major arterial, Rigsby Avenue, and is along a commercial corridor. The property owner owns the adjacent property to the west that is currently being used for auto sales. The owner intends to expand his current auto full service onto the lot in question. The current “Neighborhood Commercial” land use

category does not match the current “C-2” Commercial District. Allowing the change to “Community Commercial” will align the land use with the zoning. It should be noted that if the requested “Community Commercial” is denied the land use will remain unaligned to the zoning district.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018080 CD**

Current Zoning: "C-2" Commercial District

Proposed Zoning: "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales (Full Service Repair)

Zoning Commission Hearing Date: February 20, 2018