



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-1103

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 1/19/2017

**Title:** PLAN AMENDMENT # 17007 (Council District 3): An Ordinance amending the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" to "Community Commercial" on Lots 10 and 11, Block 21, NCB 12135, located at 6703 Enfield Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017016)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps PA\_17007, 2. Aerial Map PA17007, 3. PA 17007 Signed Resolution

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

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 17007  
(Associated Zoning Case Z2017016)

**SUMMARY:**

**Comprehensive Plan Component:** Highlands Community Plan

**Plan Adoption Date:** April 4, 2002

**Current Land Use Category:** Parks/Open Space

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 14, 2016

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** David Medrano

**Applicant:** David Medrano

**Representative:** David Medrano

**Location:** 6703 Enfield Street

**Legal Description:** Lots 11 and 10, Block 21, NCB 12135

**Total Acreage:** 2.09

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Highland Hills Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Interstate Highway 37

**Existing Character:** Freeway

**Proposed Changes:** None known

**Thoroughfare:** Goliad Road

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None known

**Thoroughfare:** Kate Schenck Ave

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Enfield Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** There is a VIA Route 232 Bus Stop located at the intersection of Goliad Road and Kate Schenck Ave.

**ISSUE:**

**Plan Adoption Date:** April 4, 2002

**Update History:** December 6, 2007

**Goal Economic Development:** Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

**Comprehensive Land Use Categories**

**Parks/Open Space:** Open space includes land that is open green space but is not accessible for public use.

**Community Commercial:** Medium intensity uses that serve two or more neighborhoods.

Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.

Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic.

RELATED ZONING DISTRICTS: NC, Neighborhood Commercial, C-1, Commercial C-2, C-2P, Commercial, O-1, O-1.5

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification**

Parks/Open Space

#### **Current Use**

Vacant Land

North

#### **Future Land Use Classification**

Community Commercial, Public/Institutional, Low Density Residential

#### **Current Use**

Public School, Storage Business, Retail, Entertainment Business, & Single-Family Homes.

East

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Single-family homes & Church

South

#### **Future Land Use Classification**

Community Commercial, Regional Commercial, & High Density Residential,

#### **Current Use**

Shopping Mall, Apartments, School, and Vacant Land

West

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Vacant Land, Single-Family Homes

### **Land Use Analysis**

The applicant requests to amend the Highlands Community Plan land use classification from Parks/Open Space to Community Commercial in order to build a restaurant on the property. The property is currently vacant, adjacent to Interstate Highway 37 and Goliad Road and the property is not being utilized as a public or private park. Furthermore, the property is zoned as "O-2" High-Rise Office District. In order to accommodate the proposed development the applicant has requested an associated re-zoning from "O-2" to "C-2". The requested "C-2" zoning is not permitted in the current land use Parks/Open Space but it is permitted in the requested Community Commercial land use designation. The Community Commercial designation supports the Highlands Community Plan objectives of improving the current variety of goods, services, and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new business to locate in the area.

### **ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends approval. The proposed amendment to Community Commercial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding pattern of development.

**PLANNING COMMISSION RECOMMENDATION:** Approval (10-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2017016

Current Zoning: "O-2 AHOD" High Rise Office Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: December 20, 2016