



City of San Antonio

Legislation Details (With Text)

File #: 19-8124

Type: Plan Amendment

In control: Planning Commission

On agenda: 11/13/2019

Title: PLAN AMENDMENT CASE PA-2019-11600072 (Council District 10): A request by Villagomez Engineering, applicant, for approval of a Resolution to amend the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Regional Commercial" on Lot 36, Block A, NCB 8695, located at 1315 Austin Highway. Staff recommends Denial. (Associated Zoning Case Z-2019-10700082) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment PA-2019-11600072
(Associated Zoning Case Z-2019-10700082)

SUMMARY:

Comprehensive Plan Component: Northeast Inner Loop Neighborhood Plan

Plan Adoption Date: August 17, 2008

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 13, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Dugger Family Joint Venture, LLC

Applicant: Villagomez Engineering

Representative: Villagomez Engineering

Location: 1315 Austin Highway

Legal Description: Lot 36, Block A, NCB 8695

Total Acreage: 0.89

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Wilshire Village Neighborhood Association

Applicable Agencies: Fort Sam Houston

Transportation

Thoroughfare: Austin Highway

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Vandiver Road

Existing Character: Collector

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 14

Comprehensive Plan

Comprehensive Plan Component: Northeast Inner Loop Neighborhood Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

- Goal 2 Economic and Physical Redevelopment of Austin Highway
Modify Austin Highway to become a more urban, pedestrian and transit-friendly boulevard with a “town center” that is connected to the surrounding neighborhoods and has activities to attract neighborhood residents as well as visitors and people from around the city.
- Objective 2.2 Austin Highway “Town Center”
Create a “town center” at a central location along Austin Highway that will be a connecting focal point of the adjoining neighborhoods as well as a major transit or light rail stop. A “town center” has a more compact pattern of development with a pedestrian orientation, mixed uses (residential, commercial and employment) and a public place for gatherings which encourages an active civic and community life.

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category:

- Community Commercial provides for medium intensity land use that draws its customer base from two or more neighborhoods.
- Example of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

- Community Commercial uses should be located along arterial roads near intersections or in established commercial areas.

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

Comprehensive Land Use Categories

Land Use Category: "Regional Commercial"

Description of Land Use Category:

- Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region.
- Example of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise.
- Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size.

Permitted Zoning Districts: NC, C-1, C-2, C-2P, C3, O-1, O-2, UD

Land Use Overview

Subject Property

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Oil and Lube

Direction: North

Future Land Use Classification:

High Density Residential

Current Land Use Classification:

Apartments

Direction: East

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Car Wash

Direction: South

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Retail

Direction: West

Future Land Use Classification:

Community Commercial and Medium Density Residential

Current Land Use:

Vacant Building and Single Family Dwellings

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center but is located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Community Commercial” to “Regional Center” is requested in order to rezone the property to “C-3” General Commercial. This is not consistent with the Northeast Inner Loop Neighborhood Plan’s objective to place “Regional Commercial” within two major arterials on properties over 20 acres. The future land use classification for the property is “Community Commercial”, which is compatible with the existing uses along the Austin Highway corridor. The proposed Plan Amendment to “Regional Center” is not a compatible transition for the surrounding “C-2” base zoning district and the “MF-33” base zoning to the north and west.

ALTERNATIVES:

1. Recommend approval of the proposed amendment to the Northeast Inner Loop Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700082

CURRENT ZONING: “C-2 AHOD” Commercial Airport Hazard Overlay District, “C-2 MC-3 AHOD” Commercial Austin Highway Corridor Overlay Airport Hazard Overlay District, and “C-3 NA MC-3 AHOD” General Commercial Nonalcoholic Sales Austin Highway Corridor Overlay Airport Hazard Overlay District

PROPOSED ZONING: “C-3 MC-3 AHOD” General Commercial Austin Highway Corridor Overlay Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: November 19, 2019