



City of San Antonio

Legislation Details (With Text)

File #: 17-1671

Type: Plan Amendment

In control: Planning Commission

On agenda: 2/22/2017

Title: PLAN AMENDMENT # 17021 (Council District 2): A request by Seda Consulting Engineers Inc, Salah Diab 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 "Low Density Residential" to "Regional Commercial" on the South 337.6 feet of the West 142.7 feet of Lot 8, Block 1, NCB 10733, located at 4434 Lord Road. Staff recommends Denial. (Oscar Aguilera, Planner (210) 207-2736, Oscar. Aguilera@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017067)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. PA 17021 Draft Resolution, 3. Adopted and Proposed LU Maps- PA_17021

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 17021
(Associated Zoning Case Z2017067)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 22, 2017

Case Manager: Oscar Aguilera, Planner

Property Owner: Georges and Rida Daau

Applicant: Seda Consulting Engineers Inc.

Representative: Dr. Salah E. Diab

Location: 4434 Lord Road

Legal Description: The South 337.6 feet of the West 142.7 feet of Lot 8, Block 1, NCB 10733

Total Acreage: 1.1096

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Hein - Orchard Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Lord Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Public Transit: VIA Bus Routes 26 and 225 adjacent to the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Goals:

Goal 9: Diverse businesses and services

Comprehensive Land Use Categories

Land Use Category: Low Density Residential

Description of Land Use Category: Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Restaurants, bed and breakfasts, and other small businesses are appropriate.

Permitted Zoning Districts: RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD.

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.

Examples 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.

Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

Permitted Zoning Districts: Varies

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

North

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

East

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residences

South

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residential

West

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residential

Land Use Analysis

The current land use designation of Low Density Residential is suitable for the subject property. The applicant is proposing to develop the site as an auto sales and service facility. The area is developed with residential uses. The proposed land use designation to Regional Commercial will not be compatible with the existing surrounding pattern of development. The site is not located at a transportation node formed by highways and major arterials, or two major arterials as stated in the plan in order to accommodate land uses of Regional Commercial intensity. The thoroughfare that provides access to the site, Lord Road, serves more as a local street than that of a major thoroughfare at this particular location.

ALTERNATIVES:

1. Recommend approval of the proposed amendment to the Eastern Triangle Community Plan as presented above.
2. Make an alternate recommendation.

3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends Denial. The requested land use change is not consistent with the surrounding land uses and it is at odds with adjacent Low Density Residential land uses.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017067

Current Zoning: "R-5" Residential Single-Family District.

Proposed Zoning: "C-3" General Commercial District.

Zoning Commission Hearing Date: March 7, 2017