



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-3251

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 11/3/2016

**Title:** PLAN AMENDMENT # 16035 (Council District 3): An Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use on Lot 35, NCB 12891, located at 2406 Tyne Drive from "Low Density Residential" to "Community Commercial." Staff recommends Approval. Planning Commission recommends Denial. (Associated Zoning Case Z2016132)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Amend\_16035\_EasternTriangle\_BW\_Aerial, 3. Draft Ordinance.pdf

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

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 16035  
(Associated Zoning Case Z2016132)

**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:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 11, 2016. This case is continued from the April 27, 2016 hearing.

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Francisco & Maria Mayela Garcia

**Applicant:** Baltazar Serna

**Representative:** Baltazar Serna

**Location:** 2406 Tyne Drive

**Legal Description:** Lot 35, NCB 12891

**Total Acreage:** 0.42

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Dell Crest and Jupe Manor Neighborhood Associations

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Rigsby Avenue

**Existing Character:** Principal Primary Arterial A

**Proposed Changes:** None known

**Thoroughfare:** Tyne Drive

**Existing Character:** Local Road

**Proposed Changes:** None known

**Public Transit:** VIA bus route #30 travels along Rigsby Avenue and stops at the intersection of Rigsby Avenue and Tyne Drive.

**ISSUE:**

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

**Update History:** None

**Goal 8: Expand and Build Thriving Commercial Corridors**

**Objective 8.1:** Identify specific corridors for revitalization and create strategic plans for redevelopment

8.1.3. Focus on South WW White Road and Rigsby Avenue as commercial corridors and encourage the establishment of more service industry businesses

**Comprehensive Land Use Categories**

**Low Density Residential:** 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.

**Related 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**

**Community Commercial:** 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.

**Example Zoning Districts:**

NC, O-1, O-1.5, C-1, C-2, & C-2P

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Community Commercial and Low Density Residential

**Current Use**

Restaurant and Parking Lot

North

**Future Land Use Classification**

Community Commercial

**Current Use**

Commercial

East

**Future Land Use Classification**

Community Commercial

**Current Use**

Commercial

South

**Future Land Use Classification**

Low Density Residential

**Current Use**

Residential

West

**Future Land Use Classification**

Community Commercial

**Current Use**

Vacant Commercial and Residential

**LAND USE ANALYSIS:**

The applicant proposes using the southern lot as a non-commercial parking lot for the existing restaurant on the northern lot. The parking lot will provide a buffer from the commercial uses to the north and the residential uses to the south. The proposed plan amendment and related zoning change request follow the current pattern for development of the area and support the goals of the Eastern Triangle Community Plan to focus on South WW White Road and Rigsby Avenue as commercial corridors and encourage the establishment of more service industry businesses.

**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.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Approval. The proposed amendment to Community Commercial land use classification 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 RECOMMEDATION:** Denial (7-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016132

Current Zoning: "NP-10" Neighborhood Preservation District

Proposed Zoning: "C-2" Commercial District

Zoning Commission Hearing Date: May 3, 2016