



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