



City of San Antonio

Agenda Memorandum

File Number: 18-1789

Agenda Item Number: 29.

Agenda Date: 2/14/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18026

(Associated Zoning Case Z2018080 CD)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Update History: None

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 14, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Jose Fernando Macias

Applicant: Fernando De Leon

Representative: Fernando De Leon

Location: 2015 Rigsby Avenue

Legal Description: Lot 2, Block 1, NCB 10751

Total Acreage: 0.1930

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet:

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Pioneer Road

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Rigsby Avenue

Existing Character: Primary Arterial

Proposed Changes: None Known

Public Transit: VIA route 30 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Update History: None

Plan Goals: ObjectiveExpand and building thriving commercial corridors

Comprehensive Land Use Categories

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include convenience stores, small insurance or doctor’s offices bakeries, small restaurants, bookstores, antique shops, copy services, veterinarian’s offices, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets. Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential

Permitted Zoning Districts: NC, O-1, & C-1

Land Use Category: “Community Commercial”

Description of Land Use Category: 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.

Permitted Zoning Districts: NC, O-1, O-1.5, C-1, C-2, & C-2P

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: East

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Single-Family Residences, Auto Sales

Direction: South

Future Land Use Classification:

Medium Density Residential, Neighborhood Commercial, Public/Institutional

Current Land Use Classification:

Auto Parts, Residence, Roofs, Windows, Siding Company, Stewart Elementary

Direction: West

Future Land Use Classification:

Neighborhood Commercial, Low Density Residential

Current Land Use:

Single-Family Residences, Vacant Lot, Auto Sales

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The subject property fronts a major arterial, Rigsby Avenue, and is along a commercial corridor. The property owner owns the adjacent property to the west that is currently being used for auto sales. The owner intends to expand his current auto full service onto the lot in question. The current "Neighborhood Commercial" land use category does not match the current "C-2" Commercial District. Allowing the change to "Community Commercial" will align the land use with the zoning. It should be noted that if the requested "Community Commercial" is denied the land use will remain unaligned to the zoning district.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018080 CD

Current Zoning: "C-2" Commercial District

Proposed Zoning: "C-2 NA CD" Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales (Full Service Repair)

Zoning Commission Hearing Date: February 20, 2018