



City of San Antonio

Agenda Memorandum

File Number:18-4226

Agenda Item Number: 25.

Agenda Date: 7/11/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18080

(Associated Zoning Case Z2018255)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 2003

Current Land Use Category: “High Density Residential” and “Parks/Open Space”

Proposed Land Use Category: “Heavy Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 11, 2018

Case Manager: Kayla Leal

Property Owner: Decisive Capital Investments, Inc.

Applicant: Decisive Capital Investments, Inc.

Representative: Patrick W. Christensen

Location: 1027 Creekview Drive

Legal Description: 0.2290 acres out of NCB 10579

Total Acreage: 0.2290

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: United Homeowners Improvement Association

Applicable Agencies: Fort Sam

Transportation

Thoroughfare: Creekview Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bus stop is within a half-mile on Gembler Road along Bus Routes 24 and 222.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 2003

Plan Goals:

2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

Comprehensive Land Use Categories

Land Use Category: High Density Residential

Description of Land Use Category: Single family homes, accessory dwellings, duplexes, three and four family dwellings, townhomes, apartments and condominiums

Permitted Zoning Districts: MF-25, MF-33, MF-40, MF-50, (and less intense residential zoning districts)

Land Use Category: Heavy Industrial

Description of Land Use Category: Manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required.

Permitted Zoning Districts: I-1, I-2

Land Use Overview

Subject Property

Future Land Use Classification:

High Density Residential and Parks/Open Space

Current Land Use Classification:

Driveway/Vacant Land

Direction: North

Future Land Use Classification:

Heavy Industrial

Current Land Use Classification:

Vacant Land

Direction: East

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Manufacturing and Warehouse Uses

Direction: South

Future Land Use Classification:

High Density Residential

Current Land Use Classification:

Single-Family Residential and Warehouse Uses

Direction: West

Future Land Use Classification:

Parks/Open Space

Current Land Use:

Salado Creek Greenway

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the Fort Sam Houston Regional Center. It is not located within a half-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant is requesting the Plan Amendment to "Heavy Industrial" in order to allow the development of industrial uses on the subject property. The land use designation will create a consistent designation throughout the entire property. The request is consistent with Plan Goal 2.1 which is to establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations. A large majority of the surrounding uses include industrial, so the request is not out of character for the area.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018255

Current Zoning: "RE S" Residential Estate District with Specific Use Authorization

Proposed Zoning: "I-1" General Industrial District

Zoning Commission Hearing Date: July 17, 2018