



City of San Antonio

Legislation Details (With Text)

File #: 16-2375
Type: Plan Amendment
In control: Planning Commission
On agenda: 4/13/2016
Title: PLAN AMENDMENT # 16036 (Council District 3): A request by Jerry Arredondo, for approval of a resolution to amend the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.9820 acres of land out of Lot 14, Block 2, NCB 10764, Lot 10, Block 2, NCB 10764, and the South 89.5 Feet of Lot 2, Block 2, NCB 10764, located at 2255, 2257, 2261 South WW White Road from "Neighborhood Commercial" to "Community Commercial." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA_16036, 2. PA 16036_Aerial, 3. PC Resolution- PA 16036

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 16036
(Associated Zoning Case Z2016119)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: Neighborhood Commercial

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 13, 2016

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: Don Clauson CEO, Boxwood Self Service Storage LLC

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 2255, 2257, and 2261 South WW White Road

Legal Description: Lot 14, Block 2, NCB 10764, Lot 10, Block 2, NCB 10764, and the South 89.5 Feet of Lot 2, Block 2, NCB 10764

Total Acreage: 0.9820

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Comanche Community and Jupe Manor Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: South WW White Road

Existing Character: Principal Primary Arterial A

Proposed Changes: None known

Public Transit: VIA bus route #28 stops at the corner of Sinclair Road and South WW White Road.

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 Road as commercial corridors and encourage the establishment of more service industry businesses

Comprehensive Land Use Categories

Neighborhood Commercial: 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.

Related Zoning Districts: NC, O-1, C-1

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

Neighborhood Commercial

Current Use

Vacant Residential and Vacant Land

North

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Use

East

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Use

South

Future Land Use Classification

Neighborhood Commercial

Current Use

Commercial Uses and Vacant Land

West

Future Land Use Classification

Low Density Residential

Current Use

Residential

LAND USE ANALYSIS:

The applicant requests this plan amendment to develop a climate-controlled self-service storage with more than 5000 square feet. The applicant proposes to expand the existing self-service storage business to the north and immediately adjacent to the subject properties. 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 Road 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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016119

Current Zoning: "C-1" Light Commercial District

Proposed Zoning: "C-2" Commercial District

Zoning Commission Hearing Date: April 19, 2016