



City of San Antonio

Legislation Details (With Text)

File #: 16-4726
Type: Plan Amendment
In control: City Council A Session
On agenda: 10/6/2016
Title: PLAN AMENDMENT # 16062 (Council District 2): An Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 7.595 acres of land out of NCB 10675, located at 3860 East IH-10 from "High Density Residential" and "Parks and Open Space" to "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016219)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PA 16062 Signed Resolution, 4. Draft Ordinance.pdf, 5. Ordinance 2016-10-06-0775

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 16062
(Associated Zoning Case Z2016219)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: High Density Residential & Parks and Open Space

Proposed Land Use Category: Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 24, 2016

Case Manager: Erica Greene, Planner

Property Owner: Childsafe

Applicant: Childsafe

Representative: Childsafe

Location: 3860 East IH-10

Legal Description: 7.595 acres out of NCB 10675

Total Acreage: 7.595 acres

Notices Mailed

Owners of Property within 200 feet: 1

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: IH-10 East

Existing Character: Freeway

Proposed Changes: None

Public Transit:

The nearest VIA bus routes is #25 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: May 21, 2009

Update History: None

Goal: Enhance the area's parks, recreation, community facilities and programming to establish a regional draw with world-class amenities that meets the current and future needs of the Eastern Triangle.

Comprehensive Land Use Categories

High Density Residential: High Density Residential Development includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. This form of development should be located along collectors, arterials, or highways, and can serve as a buffer between low or medium density residential land uses and commercial uses. High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Additionally, it is encouraged that any new high density residential uses provide a majority of market rate valued housing.

Example Zoning Districts:

R-5, R-4, R-3, PUD, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33 & MF-40

Comprehensive Land Use Categories

Parks/Open Space: Parks / Open Space include large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors; public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Example Zoning Districts:

Varies

Comprehensive Land Use Categories

Regional Commercial: Regional Commercial provides for offices, professional services, and retail uses that

draw on the customer base of a region. Examples of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

Example Zoning Districts:

NC, O-1, O-1.5, O-2, C-1, C-2, C-2P & C-3

Land Use Overview

Subject Property

Future Land Use Classification

Regional Commercial

Current Use

Vacant Lot

North

Future Land Use Classification

Regional Commercial

Current Use

Vacant Lot

East

Future Land Use Classification

Parks and Open Space

Current Use

ML King Park

South

Future Land Use Classification

Parks and Open Space

Current Use

Vacant Lot

West

Future Land Use Classification

UZROW

Current Use

IH-10

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change to allow for expansion of the existing non-profit advocacy center for children to allow for a parking lot. The proposed amendment is an appropriate fit that supports the accommodation of growth within this area. The proposed amendment to Regional Center will provide consistency with the surrounding areas and allow the applicant to seek the appropriate commercial zoning. The proposed amendment to Regional Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

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 Regional Commercial land use will not significantly alter the land use pattern or character of the immediate area.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016219

Current Zoning: "R-5" Residential Single Family District and "MF-25" Multi-Family District

Proposed Zoning: "C-3" General Commercial District

Zoning Commission Hearing Date: September 6, 2016