



City of San Antonio

Legislation Details (With Text)

File #: 17-1103
Type: Plan Amendment
In control: City Council A Session
On agenda: 1/19/2017
Title: PLAN AMENDMENT # 17007 (Council District 3): An Ordinance amending the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" to "Community Commercial" on Lots 10 and 11, Block 21, NCB 12135, located at 6703 Enfield Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017016)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps PA_17007, 2. Aerial Map PA17007, 3. PA 17007 Signed Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 17007
(Associated Zoning Case Z2017016)

SUMMARY:

Comprehensive Plan Component: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Current Land Use Category: Parks/Open Space

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 14, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: David Medrano

Applicant: David Medrano

Representative: David Medrano

Location: 6703 Enfield Street

Legal Description: Lots 11 and 10, Block 21, NCB 12135

Total Acreage: 2.09

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Interstate Highway 37

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Kate Schenck Ave

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Enfield Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA Route 232 Bus Stop located at the intersection of Goliad Road and Kate Schenck Ave.

ISSUE:

Plan Adoption Date: April 4, 2002

Update History: December 6, 2007

Goal Economic Development: Improve the current variety of goods, services and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new businesses to locate in the area.

Comprehensive Land Use Categories

Parks/Open Space: Open space includes land that is open green space but is not accessible for public use.

Community Commercial: Medium intensity uses that serve two or more neighborhoods.

Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.

Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic.

RELATED ZONING DISTRICTS: NC, Neighborhood Commercial, C-1, Commercial C-2, C-2P, Commercial, O-1, O-1.5

Land Use Overview

Subject Property

Future Land Use Classification

Parks/Open Space

Current Use

Vacant Land

North

Future Land Use Classification

Community Commercial, Public/Institutional, Low Density Residential

Current Use

Public School, Storage Business, Retail, Entertainment Business, & Single-Family Homes.

East

Future Land Use Classification

Low Density Residential

Current Use

Single-family homes & Church

South

Future Land Use Classification

Community Commercial, Regional Commercial, & High Density Residential,

Current Use

Shopping Mall, Apartments, School, and Vacant Land

West

Future Land Use Classification

Low Density Residential

Current Use

Vacant Land, Single-Family Homes

Land Use Analysis

The applicant requests to amend the Highlands Community Plan land use classification from Parks/Open Space to Community Commercial in order to build a restaurant on the property. The property is currently vacant, adjacent to Interstate Highway 37 and Goliad Road and the property is not being utilized as a public or private park. Furthermore, the property is zoned as “O-2” High-Rise Office District. In order to accommodate the proposed development the applicant has requested an associated re-zoning from “O-2” to “C-2”. The requested “C-2” zoning is not permitted in the current land use Parks/Open Space but it is permitted in the requested Community Commercial land use designation. The Community Commercial designation supports the Highlands Community Plan objectives of improving the current variety of goods, services, and employment available within the community by creating an environment conducive to commercial prosperity and encouraging new business to locate in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Highlands 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 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 RECOMMENDATION: Approval (10-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017016

Current Zoning: "O-2 AHOD" High Rise Office Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: December 20, 2016