



City of San Antonio

Legislation Details (With Text)

File #: 20-1844
Type: Plan Amendment
In control: Planning Commission
On agenda: 2/26/2020
Title: PLAN AMENDMENT CASE PA-2019-11600098 (Council District 3): A request by Patrick Christensen, representative, for approval of a Resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on Lot 15 and 16, NCB 1076, located at 2035 South W W White Road, 2037 South W W White Road, and 2041 South W W White Road. Staff recommends Denial. (Associated Zoning Case Z-2019-10700331) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment PA 2019-11600098
(Associated Zoning Case Z-2019-10700331)

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: February 26, 2020

Case Manager: Michael Pepe, Planner

Property Owner: JS & WS Holdings, LLC

Applicant: JS & WS Holdings, LLC

Representative: Patrick Christensen

Location: 2035 South W W White Road, 2037 South W W White Road, and 2041 South W W White Road

Legal Description: Lot 15 and Lot 16, NCB 10761

Total Acreage: 2.0

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Commanche Community, Jupe Manor

Applicable Agencies: Martindale Army Airfield, Texas Department of Transportation, Planning Department

Transportation

Thoroughfare: South WW White Road

Existing Character: Primary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 30, 230, 552

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Goals and Principles :

- South District Development Guidelines:

Preserve large single-family residential lots of one acre or more and the rural character of the South District.

Recommend neighborhood commercial uses along South W. W. White.

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, Office

Direction: North

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Funeral Home

Direction: East

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Restaurant

Direction: South

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Single Family Homes

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Homes, Auto Repair Shop

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center but it is within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

In 2009, the Eastern Triangle Community Plan was passed and was followed up in 2014 by a large area rezoning, intended to implement the land use goals agreed upon by the community in the 2009 plan. As such, the corridor is consistently “Neighborhood Commercial” uses and “C-1” zoning. As a result, the current land

use and zoning are appropriate.

Staff recommended that the applicant maintain the base “C-1” Light Commercial District and utilize a Conditional Use for the proposed Friendly Spot Bar/Tavern, but the applicant is seeking “C-2” Commercial District due to outdoor television screens. Outdoor noise is prohibited in “C-1.”

The requested plan amendment to “Community Commercial” and zoning change to “C-2” Commercial would be out of pattern with the implemented land use of the South WW White corridor, intended to bring low intensity uses and services directly next to single family neighborhoods.

ALTERNATIVES:

1. Recommend Approval 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: Z-2019-10700331

Current Zoning: “C-1 CD” Commercial District with a Conditional Use for a Limousine Service - Dispatch and Office Use Only No Servicing of Vehicles

Proposed Zoning: “C-2” Commercial District

Zoning Commission Hearing Date: February 18, 2020. The Zoning Commission (9-1) recommended Approval.