



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-5411

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 9/23/2020

**Title:** PLAN AMENDMENT CASE PA-2020-11600056 (Council District 2): A request by Joe Monroe, applicant, 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 "Park Open Space" to "Regional Commercial" on Lot TR-13, NCB 10747, located in the 100 block of Grobe Road. Staff recommends Denial. (Associated Zoning Case Z-2020-10700192) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**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:** 2

**SUBJECT:**

Plan Amendment PA 2020-11600056  
(Associated Zoning Case Z-2020-10700192)

**SUMMARY:**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Current Land Use Category:** "Parks and Open Space"

**Proposed Land Use Category:** "Regional Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 23, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Joe Monroe

**Applicant:** Joe Monroe

**Location:** 100 Block of Grobe Road

**Legal Description:** Lot TR-13, NCB 10747

**Total Acreage:** 2.00 Acres

**Notices Mailed**

**Owners of Property within 200 feet:** 16

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Grobe Road

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There are VIA bus routes within walking distance.

**Routes Served:** 30, 230

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

Definition of Regional Commercial:

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.

Definition of Park and Open Space:

Parks / Open Space includes 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.

San Antonio Tomorrow Goals:

H P30: Ensure infill development is compatible with existing neighborhoods.

**Comprehensive Land Use Categories**

**Land Use Category:** “Park and Open Space”

**Description of Land Use Category:**

Parks / Open Space includes 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

**Permitted Zoning Districts:** N/A

**Land Use Category:** “Regional Commercial”

**Description of Land Use Category:**

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.

**Permitted 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:**

“Parks and Open Space”

**Current Land Use Classification:**

Agricultural Uses

Direction: North

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Homes

Direction: East

**Future Land Use Classification:**

“Parks and Open Space”

**Current Land Use Classification:**

Single-Family Homes

Direction: South

**Future Land Use Classification:**

“Parks and Open Space”

**Current Land Use Classification:**

Sign Shop

Direction: West

**Future Land Use Classification:**

“Parks and Open Space”

**Current Land Use Classification:**

Residential Estates

**FISCAL IMPACT:**

None

**Proximity to Regional Center/Premium Transit Corridor**

The property is not within a Regional Center nor is it within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff recommends Denial.

The requested Plan Amendment seeks to amend a 2.00 acre tract to “Regional Commercial” in the interior of a block. The Eastern Triangle Community Plan calls for “Regional Commercial” on large tracts (20 or more acres) at the intersection of large roadways or highways.

The proposed Plan Amendment does not meet the suggested characteristics of a “Regional Commercial” site. Further, the new land use classification allows for higher intensity zoning categories, within an established single-family residential area. “Regional Commercial” would allow commercial creepage in an otherwise rural single-family area. This plan area was designated “Park and Open Space” due to the proximity of 100 year flood plains and to preserve existing open space. As a designation of “Parks and Open Space” should be reserved for public owned land, staff would recommend a land use designation of “Low Density Residential” consistent with adjacent designations.

**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-2020-10700192**

Current Zoning: “R-5” Residential Single Family District

Proposed Zoning: “C-3” Commercial District

Zoning Commission Hearing Date: October 6, 2020