



# City of San Antonio

## Agenda Memorandum

**File Number:**16-2375

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**Agenda Item Number:** 19.

**Agenda Date:** 4/13/2016

**In Control:** Planning Commission

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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 Morales-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