



City of San Antonio

Agenda Memorandum

File Number:16-4479

Agenda Item Number: 12.

Agenda Date: 9/14/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 16059

(Associated Zoning Case Z2016206)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: Urban Living

Proposed Land Use Category: Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 14, 2016. Continued from August 10, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: HEB Grocery Company

Applicant: Todd Piland, Exec. V.P. HEB Grocery

Representative: Trey Jacobson

Location: 1054 SE Loop 410

Legal Description: 16.055 acres of land out of NCB 12886

Total Acreage: 16.055

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: SE Loop 410

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There are no nearby VIA bus stops near the subject property.

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

Comprehensive Land Use Categories

Urban Living: Urban Living provides for compact neighborhoods and centralized commercial centers that promote a sense of community that are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Town Center, and Transit-Oriented Development (TOD). Gated communities are not allowed in this land use category.

Related Zoning Districts: TND, TOD, MXD, UD, & FBZD

Comprehensive Land Use Categories

Industrial: Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Any outside storage must be under a roof and screened from public view.

Related Zoning Districts: C-3, O-1.5, O-2, L, I-1, I-2, MI-1 & MI-2

Land Use Overview

Subject Property

Future Land Use Classification

Urban Living

Current Use

Industrial Use and Vacant Land

North

Future Land Use Classification

Community Commercial and Urban Living

Current Use

Commercial Use

East

Future Land Use Classification

Industrial

Current Use

Vacant Land

South

Future Land Use Classification

Industrial and Community Commercial

Current Use

Commercial Uses and Vacant Land

West

Future Land Use Classification

None

Current Use

Freeway

LAND USE ANALYSIS:

The subject property is currently used as a vacant storage yard with limited use. The property consists of three different zoning designations. The applicant requests this plan amendment to rezone the property to one zoning designation. The proposed plan amendment and proposed zoning change request follow the current pattern for development of the area and support the goals of the Eastern Triangle Community Plan to expand and build thriving commercial corridors.

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 the Industrial 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: Z2016206

Current Zoning: "C-3 NA" General Commercial Non-Alcoholic Sales District, "I-1" General Industrial District, and "NP-10" Neighborhood Preservation District

Proposed Zoning: "I-1" General Industrial District

Zoning Commission Hearing Date: August 16, 2016