



# City of San Antonio

## Agenda Memorandum

**File Number:**17-1096

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**Agenda Item Number:** P-1.

**Agenda Date:** 1/19/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 17006

(Associated Zoning Case Z2017015)

**SUMMARY:**

**Comprehensive Plan Component:** Greater Dellview Area Community Plan

**Plan Adoption Date:** September 29, 2005

**Current Land Use Category:** Parks/Open Space

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 14, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** State of Texas

**Applicant:** Stripes, LLC

**Representative:** Brown & Ortiz

**Location:** 1200 Block of Fresno Drive

**Legal Description:** Lots 6-14, Block 56, NCB 7147 & Lots 1-5, 23-26, Block 57, NCB 7160

**Total Acreage:** 1.724 acres

## **Notices Mailed**

**Owners of Property within 200 feet:** 24

**Registered Neighborhood Associations within 200 feet:** Los Angeles Heights Neighborhood Association

**Applicable Agencies:** None

## **Transportation**

**Thoroughfare:** Fresno Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Highway 10 West

**Existing Character:** Major Highway

**Proposed Changes:** None

## **Public Transit:**

Public Transit: VIA bus route #651 is within walking distance of the subject property

## **ISSUE:**

**Plan Adoption Date:** September 29, 2005

**Update History:** None

Goal 3: Proactively promote best urban planning practices and ensure commercial environments that are clean, safe, attractive, compliant with city codes, and respectful of adjacent neighborhood residential uses

## **Comprehensive Land Use Categories**

**Parks/Open Space:** Parks include public or private land uses that encourage passive or active outdoor recreation. Examples include public pocket, regional, or linear parks, hike and bike trails, as well as private parks associated with subdivisions and homeowner's associations. Parks should be located for convenient, yet safe, neighborhood and community access, and should be sized sufficient to provide adequate facilities for the neighborhood or community they serve. Open space includes land set aside for conservation, aesthetic, or functional purposes, but not necessarily recreational purposes. Examples include conservation easements, floodplains, or drainage rights of way.

### **Example Zoning Districts:**

Varies

## **Comprehensive Land Use Categories**

**Community Commercial:** This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established. Examples of community commercial land uses include convenience stores with gasoline, carwashes, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers. Refuse containers should be located behind the principal structure and screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. Shared parking and internal circulation are encouraged with adjacent uses. Whenever possible, revitalized or redeveloped community commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.

### **Example Zoning Districts:**

NC, C-1, C-2P, C-2, O-1, O-2

## **Land Use Overview**

Subject Property  
**Future Land Use Classification**  
Parks/Open Space  
**Current Use**  
Vacant Lot/ROW

North  
**Future Land Use Classification**  
Low Density Residential  
**Current Use**  
Residential Single-Family

East  
**Future Land Use Classification**  
Low Density Residential, Community Commercial  
**Current Use**  
Commercial Business

South  
**Future Land Use Classification**  
Parks/Open Space  
**Current Use**  
Vacant Lot

West  
**Future Land Use Classification**  
Neighborhood Commercial  
**Current Use**  
Residential Single-Family

#### **LAND USE ANALYSIS:**

The applicant is proposing a gas station on the subject property. The surrounding properties include a mixture of commercial uses that will blend well along the I-10 intersection and other arterials. The subject property is bounded by streets which act as a buffer to the residential uses to the east. The proposed amendment to Community Commercial is consistent with the surrounding areas. The proposed amendment to Community Commercial land use will not significantly alter the land use pattern and character of the immediate area. The Community Commercial classification supports the Greater Dellview Area Community Plan objectives of promoting economic growth in the area along commercial arterials.

#### **ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Greater Dellview Area 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. The proposed change is compatible with the existing pattern of development.

**PLANNING COMMISSION RECOMMENDATION:** Approval (10-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2015062

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Outside Storage of Swimming Pool Equipment and Building Materials and "C-2 AHOD" Commercial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: December 20, 2016