



# City of San Antonio

## Agenda Memorandum

**File Number:**17-4503

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**Agenda Item Number:** 23.

**Agenda Date:** 8/23/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 17069

(Associated Zoning Case Z2017230)

**SUMMARY:**

**Comprehensive Plan Component:** Arena District/Eastside Community Plan

**Plan Adoption Date:** December 4, 2003

**Current Land Use Category:** “Parks/Open Space” and “High Density Residential”

**Proposed Land Use Category:** “Heavy Industrial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 23, 2017

**Case Manager:** Erica Greene, Planner

**Property Owner:** Decisive Capital Investments

**Applicant:** Decisive Capital Investments

**Representative:** Patrick Christensen

**Location:** 1000 Block of Creekview Drive

**Legal Description:** 2.887 acres out of NCB 10579

**Total Acreage:** 2.887

## **Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** United Homeowners Neighborhood Association

**Applicable Agencies:** Parks

## **Transportation**

**Thoroughfare:** Creekview Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

The nearest VIA bus route is #4 within walking distance of the subject property.

## **ISSUE:**

**Plan Adoption Date:** December 4, 2003

**Update History:** December 4, 2008

**Plan Goal 2.1:** Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

## **Comprehensive Land Use Categories**

**Parks/Open Space:** “Parks/Open Space”, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city’s residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.

**High Density Residential:** “High Density Residential” provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. “High Density Residential” is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between “Low Density Residential” or “Medium Density Residential” uses and non-residential uses. Appropriate buffering should be required between “High Density Residential” uses and other residential uses. “High Density Residential” uses should be located in a manner that does not route traffic through other residential uses, often in close proximity to commercial and transportation facilities.

### **Example Zoning Districts:**

MF-25, MF-33, MF-40, MF-50

## **Comprehensive Land Use Categories**

**Heavy Industrial:** This classification includes a mix of heavy manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required. The uses can create a great amount of traffic and noise. This use is not compatible with residential adjacencies and should be separated from residential uses by either an intermediate land use or a significant buffer.

### **Example Zoning Districts:**

I-1, I-2

## **Land Use Overview**

Subject Property

### **Future Land Use Classification**

High Density Residential

### **Current Use**

Vacant Lot

North

### **Future Land Use Classification**

Parks Open Space

### **Current Use**

Vacant Lot

East

### **Future Land Use Classification**

Light Industrial

### **Current Use**

Commercial Business

South

### **Future Land Use Classification**

High Density Residential

### **Current Use**

Vacant Lot

West

### **Future Land Use Classification**

Park Open Space

### **Current Use**

Vacant Lot

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

Within the Fort Sam Regional Center but not within a half mile of a Premium Transit Corridor.

## **FISCAL IMPACT:**

None.

## **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval.

The surrounding properties include a mix of heavy industrial and light industrial land uses. The current land use, "High Density Residential" is not an appropriate fit for this area because there are no residential uses near the subject property. The applicant requests this plan amendment and associated zoning change to allow for a plumbing warehouse. The proposed amendment is an appropriate fit that supports the industrial uses within this area. The proposed amendment to "Heavy Industrial" land use will not significantly alter the land use pattern or character of the immediate area as the proposed change supports the Arena District/Eastside Community Plan that encourages a land use pattern that is responsive to the existing context and is founded upon realistic market expectations. The Heavy Industrial classification supports the Arena District/Eastside Community Plan goals of protecting the neighborhoods by providing them with the necessary improvements to enable redevelopment.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017230**

Current Zoning: "RE S" Residential Estate District with Specific Use Authorization for a Manufactured Home  
Proposed

Zoning: "I-1" General Industrial District

Zoning Commission Hearing Date: September 5, 2017