



City of San Antonio

Agenda Memorandum

File Number:17-5390

Agenda Item Number: 9.

Agenda Date: 10/11/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 17087

(Associated Zoning Case Z2017283)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Plan Update History: March 20, 2008

Current Land Use Category: “Urban Living”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 11, 2017

Case Manager: Nylicah Acosta, Planner

Property Owner: Antonio Davila

Applicant: Leonardo Davila

Representative: Scott Mortensen, P.E.

Location: 12518 IH 10 East

Legal Description: 3.113 acres out of NCB 18229

Total Acreage: 3.113

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: IH-10 East

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: There are no VIA routes within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Update History: March 20, 2008

Plan Goals: Goal 3- Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

Comprehensive Land Use Categories

Land Use Category: Urban Living

Description of Land Use Category: Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed

Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also provides for form based development, which emphasizes urban design in the form of regional centers and village development patterns. Mixed Use Centers should be a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets.

Transit Oriented Development includes residential and commercial uses that rely on transit, centralized parking, pedestrian linkages, and an option for bus rapid transit or light rail service. A Town Center provides a central civic function with mixed uses incorporated into the peripheral development. Neighborhood Centers have an identifiable nucleus or focal point and edges. Shopping, recreation and services would be accessible by foot or transit. Neighborhood Centers would have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bound by a parkway or boulevard.

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

Land Use Category: Community Commercial

Description of Land Use Category: 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.

Permitted Zoning Districts: NC, O-1, C-1, & C-2

Land Use Overview

Subject Property

Future Land Use Classification:

Urban Living

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

None (City of Shertz)

Current Land Use Classification:

Vacant Lots

Direction: East

Future Land Use Classification:

Urban Living

Current Land Use Classification:

Vacant Lots and Tex Mix

Direction: South

Future Land Use Classification:

Urban Living, Rural Living, Parks/Open Space

Current Land Use Classification:

Vacant lots

Direction: West

Future Land Use Classification:

Urban Living, Parks/Open Space

Current Land Use:

Vacant Lots and Residences

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center or Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant proposes to use the property for truck maintenance and repair. The property is located in a largely undeveloped area; however, in the future “Community Commercial” uses would be appropriate fronting the IH 10 East corridor and will encourage other development as the area becomes more urban. “Community Commercial” uses will provide a variety of moderate intensity uses and can be used as a transition from future “Regional Centers” at a major intersections and residential uses, which would make the proposed “Community Commercial” an appropriate fit.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the IH-10 East Corridor Perimeter Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017283 CD

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Truck Maintenance and Repair

Zoning Commission Hearing Date: October 17, 2017