



# City of San Antonio

## Agenda Memorandum

**File Number:**17-6482

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**Agenda Item Number:** 30.

**Agenda Date:** 12/13/2017

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 18001

(Associated Zoning Case Z2018002)

**SUMMARY:**

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

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

**Current Land Use Category:** “Parks Open Space” and “Community Commercial”

**Proposed Land Use Category:** “Regional Commercial” and “Mixed Use”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 13, 2017

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** City of San Antonio

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** 856 Gemblar Road

**Legal Description:** 57.428 acres out of NCB 10578

**Total Acreage:** 57.428

## **Notices Mailed**

**Owners of Property within 200 feet:** 36

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

**Applicable Agencies:** Planning Department

## **Transportation**

**Thoroughfare:** Gembler Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Creekview Drive

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus route 24 is within walking distance of the subject property.

## **ISSUE:**

### **Comprehensive Plan**

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

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

**Plan Goals:** 2.4 - Develop an open space system that interconnects key destinations by use of greenways.

### **Comprehensive Land Use Categories**

**Land Use Category:** Community Commercial

**Description of Land Use Category:** Community Commercial development includes medium to high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

**Permitted Zoning Districts:** "NC", "C-1", "C-2", "O-1"

### **Comprehensive Land Use Categories**

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

**Description of Land Use Category:** 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.

**Permitted Zoning Districts:** Varies

### **Comprehensive Land Use Categories**

**Land Use Category:** Mixed Use

**Description of Land Use Category:** Mix of uses within same building or development, transit supported mixed use development, Town Centers, low to high rise office buildings that promote mixed uses.

**Permitted Zoning Districts:** “NC”, “C-1”, “C-2”, “O-1”, “O-2”, “RM-4”, “RM-5”, “RM-6”, “MF-25”, “MF-33”, “MF-40”, “MF-50”, “MXD”, and “TOD”

### **Comprehensive Land Use Categories**

**Land Use Category:** Regional Commercial

**Description of Land Use Category:** Regional Commercial development includes high-density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. Where it is possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Pad sites between the primary use and the street frontage may be incorporated into the site design. Regional Commercial includes automobile sales, major automobile repair, mini-warehouses, wholesale, “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, and mid to high rise office buildings.

**Permitted Zoning Districts:** “NC”, “C-1”, “C-2”, “C-3”, “O-1”, and “O-2”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Parks Open Space, Community Commercial

**Current Land Use Classification:**

Party House, Reception Hall, and Meeting Facilities

Direction: North

**Future Land Use Classification:**

Parks Open Space, High Density Residential, Community Commercial

**Current Land Use Classification:**

Single-Family Residences, RV Parts and Service, Vacant Lots

Direction: East

**Future Land Use Classification:**

Medium Density Residential, High Density Residential

**Current Land Use Classification:**

Single-Family Residences, Apartment Complex

Direction: South

**Future Land Use Classification:**

Parks Open Space, Mixed Use

**Current Land Use Classification:**

IH-10 East, Vacant Lots

Direction: West

**Future Land Use Classification:**

Parks Open Space

**Current Land Use:**

Willow Springs Golf Course, KOA Campground

**FISCAL IMPACT:**

None.

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

The subject property is within the Fort Sam Houston Regional Center and is also within a ½ of a mile of the FM 78 Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Zoning Commission recommends Approval.

The proposed land use amendments to “Regional Commercial” and “Mixed Use” are needed in order to revitalize the property. The proposed development will include a mix of multi-family housing, office/warehouse, and Outdoor Athletic fields, while maintaining the Meeting Facilities for Red Berry Mansion.

**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: Z2018002**

Current Zoning: “C-2 S” Commercial District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities, “C-2 EP-1 S” Commercial Facility Parking/Traffic Control Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities

Proposed Zoning: "C-3 EP-1" General Commercial Facility Parking/Traffic Control Overlay District, "MF-33 EP-1" Multi-Family Facility Parking/Traffic Control Overlay District

Zoning Commission Hearing Date: December 5, 2017