



City of San Antonio

Agenda Memorandum

File Number:18-1756

Agenda Item Number: P-3.

Agenda Date: 2/15/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18018

(Associated Zoning Case Z2018065)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 21, 2001

Plan Update History: March 20, 2008

Current Land Use Category: “Neighborhood Commercial” and “Community Commercial”

Proposed Land Use Category: “Low Density Residential” on 10.380 acres out of NCB 17730 and “Community Commercial” on 1.829 acres out of NCB 17730

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 10, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Columbia Realty Limited

Applicant: Columbia Realty Limited

Representative: Brown & Ortiz

Location: Southwest corner of the Gibbs-Sprawl Road and Walzem Road Intersection

Legal Description: 12.209 acres out of NCB 17730

Total Acreage: 12.209

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Gibbs Sprawl Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Walzem Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus route 632 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 21, 2001

Update History: March 20, 2008

Plan Goals: Goal 3: Compatibility of Land Uses - 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: “Low Density Residential”

Description of Land Use Category: Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: “R-4”, “R-5”, “R-6”, “NP-8”, “NP-10”, “NP-15”, “R-20”, and “RE”

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: Neighborhood Commercial includes less intense commercial uses with low-impact convenience, retail, or service functions. Examples of uses include convenience store, small insurance or doctor’s office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian’s office, or small, neighborhood sized grocery stores. Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets. Neighborhood 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”, and “C-1”

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”, and “C-2”

Land Use Overview

Subject Property

Future Land Use Classification:

“Neighborhood Commercial” and “Community Commercial”

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Railroad Track, Vacant Lot

Direction: East

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Vacant Lot

Direction: South

Future Land Use Classification:

“Neighborhood Commercial” and “Community Commercial”

Current Land Use Classification:

Vacant Lots

Direction: West

Future Land Use Classification:

None

Current Land Use:

Railroad Track

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center or within a ½ of a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (10-0) recommend Approval.

The proposed plan amendment from “Neighborhood Commercial” and “Community Commercial” to “Low-Density Residential” and “Community Commercial” is requested in order to construct single-family residential and commercial uses. The future land use for the majority of the property is “Neighborhood Commercial”, which is not consistent with the existing base zoning of “MH” Manufactured Housing and “R-6” Residential Single-Family District. The proposed Plan Amendment to “Low-Density Residential” and “Community Commercial” will provide housing and commercial uses along two secondary arterial roads. The majority of the

subject property is being requested to “Low-Density Residential,” while under two (2) acres on the corner of Gibbs-Sprawl Road and Walzem Road will be designated “Community Commercial.” This layout is ideal as commercial uses are better-suited on corners of major intersections. The request will be creating consistency with the land use and the zoning, as well as providing single-family housing.

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: Z2018065

Current Zoning: “MH AHOD” Manufactured Housing Airport Hazard Overlay District and “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District and “C-2 AHOD” Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: January 16, 2018