



# City of San Antonio

## Agenda Memorandum

**File Number:**18-2986

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**Agenda Item Number:** 20.

**Agenda Date:** 5/9/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 18051

(Associated Zoning Case Z2018171)

**SUMMARY:**

**Comprehensive Plan Component:** I-10 East Corridor Perimeter Plan

**Plan Adoption Date:** February 22, 2001

**Plan Update History:** March 20, 2008

**Current Land Use Category:** “Low Density Residential”

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 9, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Donald W. Rackler

**Applicant:** Jerry Arredondo

**Representative:** Jerry Arredondo

**Location:** 403, 415 and 431 Stutts Drive

**Legal Description:** Lot 24, Lot 25, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31 and the south 40-feet of Lot 32, Block 5, NCB 12875

**Total Acreage:** 2.0946

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Eastgate Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation

**Transportation**

**Thoroughfare:** Stutts Drive

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Eunice Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus route 25 is located ½ of a mile from the subject properties.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** I-10 East Corridor Perimeter Plan

**Plan Adoption Date:** February 22, 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:** “Regional Commercial”

**Description of Land Use Category:** Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include “big box” retail and retail “power centers”, shopping malls, movie theaters, and medical or office complexes that are mid to high rise. Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. Regional Commercial uses can serve as an appropriate buffer between an arterial or highway, and lower intensity commercial or medium to high density residential uses.

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

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Vacant Lots/Partial Parking Lot

Direction: North

**Future Land Use Classification:**

“Low Density Residential”, “Community Commercial”

**Current Land Use Classification:**

Single-Family Residence, Ag Pro Companies

Direction: East

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single-Family Residences, Vacant Lots

Direction: South

**Future Land Use Classification:**

“Low Density Residential”, “Community Commercial”

**Current Land Use Classification:**

Jewelry Sales, Vacant Lot, Duplex

Direction: West

**Future Land Use Classification:**

“Community Commercial”

**Current Land Use:**

Ag Pro Companies, Vacant Lots

**FISCAL IMPACT:**

None.

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

The properties are not located within a Regional Center or within a ½ of a mile of a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Residential” to “Regional Commercial” is requested in order to rezone the property from “R-6” Residential Single-Family District to “C-3NA” General Commercial Nonalcoholic Sales District. The proposed “Regional Commercial” is not consistent with the goals and objectives of the I-10 East Corridor Perimeter Plan. The plan emphasizes preserving existing single-family developments, while locating most commercial uses at nodes, or along highly traversed corridors furthermore, the plan stipulates commercial uses to be segregated by intensity of use, with “Regional Commercial” uses being located primarily at the intersection of highways and arterials. In addition, there are no “Regional Commercial” land uses within the vicinity of the subject properties.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018171**

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Zoning Commission Hearing Date: May 15, 2018