



City of San Antonio

Agenda Memorandum

File Number:18-3801

Agenda Item Number: 26.

Agenda Date: 6/13/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 18064

(Associated Zoning Case Z2018210)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Update History: None

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "High Density Mixed Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 13, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Subhi Quirem

Applicant: Seda Consulting Engineers, Inc

Representative: Dr. Salah E. Diab, P.E.

Location: 502 Pecan Valley Drive

Legal Description: 0.49 acres out of NCB 10272

Total Acreage: 0.49

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Wheatley Heights Action Group

Applicable Agencies: None

Transportation

Thoroughfare: Pecan Valley Drive

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Morningview Street

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 28 is 1 ½ blocks south of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Update History: None

Plan Goals: Objective 7.2: Attract new businesses to the Eastern Triangle. Goal 9: Promote Diversification of Businesses and Services

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: RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

Land Use Category: High Density Mixed Use

Description of Land Use Category: High Density Mixed use includes well planned and integrated blend of higher density residential with retail, office, entertainment, and other land uses on adjacent lots, or integrated into one structure. Integration of uses occurs within structures with commercial uses on the ground floor level and residential on upper levels. The intense mix of uses within a block or building is to promote walkability and thus all mixed use developments should be designed for the pedestrian in mind. Mixed use is preferred along arterial or collector roads, in nodes or clustered together with proximity to a major transit stop. New mixed use developments on larger scale sites should integrate with existing uses and road and pedestrian networks.

Permitted Zoning Districts: R-6, R-5, R-4, PUD, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, MF-40, NC, C-1, C-2, C-2P, TOD, MXD, MPCD, UD, FBZD, O-1 & O-1.5

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Low Density Residential, High Density Mixed Use

Current Land Use Classification:

Vacant Lots, Single Family Residences

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single Family Residences

Direction: South

Future Land Use Classification:

Low Density Residential, Neighborhood Commercial

Current Land Use Classification:

Vacant Lots, Single Family Residences

Direction: West

Future Land Use Classification:

Low Density Residential, High Density Mixed Use, Community Commercial

Current Land Use:

Vacant Lot, Single Family Residences, Gas Station Corner Store

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval

The applicant proposes to build a retail strip at the corner of Pecan Valley Drive and Morningview Street. The “High Density Mixed Use” classification has been introduced to the northern corners of the intersection and allows for commercial development. Allowing the expansion to this property will mirror the pattern of development and will provide services and retail options to the immediate surrounding neighborhood. The Eastern Triangle Community Plan supports new business, and aims to advance the diversification of business. The change to “High Density Mixed Use” is in alignment with the Plan goals.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018210

Current Zoning: "R-4" Residential Single-Family District
Proposed Zoning: "C-2" Commercial District
Zoning Commission Hearing Date: June 19, 2018