



City of San Antonio

Agenda Memorandum

File Number:18-4508

Agenda Item Number: P-4.

Agenda Date: 9/6/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 18075

(Associated Zoning Case Z2018246 CD)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Update History: None

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 11, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Raul Scott

Applicant: Jim Ferrell

Representative: Jim Ferrell

Location: 5006 Alma Drive

Legal Description: 1.16 acres out of NCB 10849

Total Acreage: 1.16

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Lower Southeast Side Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Loop 410 Frontage

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: Alma Drive

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: There are no VIA routes within walking distance 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: Goal 9-Promote diversification of businesses and services. Goal 7.2- Attract new businesses to the Eastern Triangle

Comprehensive Land Use Categories

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 stores, small insurance or doctor's offices bakeries, small restaurants, bookstores, antique shops, copy services, veterinarian's offices, 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, & 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, O-1.5, C-1, C-2, & C-2P

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Association

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Urban Living

Current Land Use Classification:

Vacant Lot

Direction: East

Future Land Use Classification:

Light Industrial

Current Land Use Classification:

Industrial Uses, Vacant Lot

Direction: South

Future Land Use Classification:

Business Park

Current Land Use Classification:

Mechanic Shop

Direction: West

Future Land Use Classification:

Low Density residential

Current Land Use:

Residences

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 and Planning Commission (8-0) recommend Approval.

The subject property is currently vacant. The applicant proposes to develop the lot for an office and construction contractor uses. The current "Neighborhood Commercial" allows for commercial use on the property, the change to "Community Commercial" will allow the applicant to seek the requested "C-2 CD" Commercial District with a Conditional Use for a Construction Contractor Facility, which conditions may be placed on to provide further buffering for the residences to the west. "Community Commercial" is an ideal transition from Loop 410 going west into the local roads, and does not allow for intense commercial "C-3" uses. In addition, it is a goal within the Eastern Triangle Community Plan to promote diverse business.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018246 CD

Current Zoning: "R-20" Residential Single-Family District

Proposed Zoning: "C-2 CD" Commercial District with a Conditional Use for a Construction Contractor Facility

Zoning Commission Hearing Date: July 17, 2018