



City of San Antonio

Agenda Memorandum

File Number:19-1326

Agenda Item Number: P-5.

Agenda Date: 1/17/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 2018-900017

(Associated Zoning Case Z-2018-900060)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: “High Density Mixed Use”

Proposed Land Use Category: “Regional Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 19, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: City of San Antonio

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 1463 South W.W. White Road

Legal Description: the south 146.1 feet of the north 282 feet of Lot Track A, NCB 10739

Total Acreage: 0.9452

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: South W.W. White Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Holmgreen Road

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 28 and 551 are within walking distance of the property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Goals: OVERALL GOAL: A community that is a safe and clean place in which to live in free of crime, stray animals, and trash

Comprehensive Land Use Categories

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”, “RM5”, “RM-4”, “MF-18”, “MF-25”, “MF-33”, “MF-40”, “NC”, “C-1”, “C-2”, “C-2P”, “TOD”, “MXD”, “MPCD”, “UD”, “FBZD”, “O-1” and “O-1.5”

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-1.5”, “O-2”, “C-1”, “C-2”, “C-2P” and “C-3”

Land Use Overview

Subject Property

Future Land Use Classification:

“High Density Mixed Use”

Current Land Use Classification:

Vacant Fire Station

Direction: North

Future Land Use Classification:

“High Density Mixed Use”

Current Land Use Classification:

Accu-Aire Mechanical

Direction: East

Future Land Use Classification:

“Public Institutional”, “High Density Mixed Use”

Current Land Use Classification:

Church, Vacant Commercial, Single-Family Residence

Direction: South

Future Land Use Classification:

“High Density Mixed Use”

Current Land Use Classification:

Carwash

Direction: West

Future Land Use Classification:

“Low Density Residential”

Current Land Use:

Church

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center. The property is located within a ½ of a mile of the Looper Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The property is located within the Eastern Triangle Community Plan and requested Plan Amendment from “High Density Mixed Use” to “Regional Commercial” is generally consistent with the goals and objectives of the plan. The property was previously a City Fire Station for the City of San Antonio until a new station was built on the other side of South W.W. White Road. The property will be sold to a new property owner for commercial development. The “Regional Commercial” land use is typically applied to properties located primarily at the intersection of highways and major arterials. The property is fronting South W.W. White Road, a primary arterial and is located to the south of Interstate Highway 10 East and to the west of South East Loop 410.

Relevant Goals and Objectives of the Eastern Triangle Community Plan:

Objective 7.2: Attract new businesses to the Eastern Triangle

Goal 8: Expand and Build Thriving Commercial Corridors

8.1.6. Promote community-oriented businesses along the Loop 410-Access Road

Goal 9: Promote Diversification of Businesses and Services Objective

9.1: Increase the range of family-oriented businesses and services within the Eastern Triangle

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: Z-2018-900060

Current Zoning: "R-5" Residential Single-Family District

Proposed Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Zoning Commission Hearing Date: December 18, 2018