



City of San Antonio

Agenda Memorandum

File Number:19-3278

Agenda Item Number: 8.

Agenda Date: 4/10/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA-2019-11600003
(Associated Zoning Case Z-2018-900072)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 10, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: 3831 Foster Investment, L.L.C

Applicant: Stephanie Stolte

Representative: Stephanie Stolte

Location: 3831 Foster Road

Legal Description: Lot P-63, NCB 16612

Total Acreage: 2.141

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: N/A

Transportation

Thoroughfare: North Foster Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Bus routes served: 630

Comprehensive Plan

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Plan Goals:

Goal 1: Utilize city resources and authority to manage growth and development.

Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

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.

Related Zoning Districts: NC, O-1, C-1, & C-2

Land Use Category: “Regional Commercial”

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. **Related Zoning Districts:** NC, O-1, O-2, C-1, C-2, & C-3

Land Use Overview

Subject Property

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Community Commercial

Direction: North

Future Land Use Classification:

Community Commercial
Current Land Use Classification:
Community Commercial

Direction: East
Future Land Use Classification:
High Density Residential
Current Land Use Classification:
High Density Residential

Direction: South
Future Land Use Classification:
Community Commercial
Current Land Use Classification:
Community Commercial

Direction: West
Future Land Use Classification:
Community Commercial
Current Land Use:
Community Commercial

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Community Commercial” to “Regional Commercial” is requested in order to rezone the property to "C-3 AHOD" General Commercial Airport Hazard Overlay District. The “Regional Commercial” typically serves as a buffer between arterial or highway, and lower intensity commercial or medium to high density residential uses; however, in this case, the use of “Regional Commercial” borders low density residential uses to the north. The request does not adhere to the IH-10 East Corridor Perimeter Plan in maintaining “Community Commercial” along North Foster Road.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the IH-10 East Corridor Perimeter Plan.
2. Make an alternate recommendation.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900072

Current Zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District
Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District
Zoning Commission Hearing Date: April 16, 2019