



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1844

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**Agenda Item Number:** 13.

**Agenda Date:** 2/26/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment PA 2019-11600098

(Associated Zoning Case Z-2019-10700331)

**SUMMARY:**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

**Current Land Use Category:** "Neighborhood Commercial"

**Proposed Land Use Category:** "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 26, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** JS & WS Holdings, LLC

**Applicant:** JS & WS Holdings, LLC

**Representative:** Patrick Christensen

**Location:** 2035 South W W White Road, 2037 South W W White Road, and 2041 South W W White Road

**Legal Description:** Lot 15 and Lot 16, NCB 10761

**Total Acreage:** 2.0

## **Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** Commanche Community, Jupe Manor

**Applicable Agencies:** Martindale Army Airfield, Texas Department of Transportation, Planning Department

## **Transportation**

**Thoroughfare:** South WW White Road

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known

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

Routes Served: 30, 230, 552

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** Eastern Triangle Community Plan

**Plan Adoption Date:** May 21, 2009

Goals and Principles :

- South District Development Guidelines:

Preserve large single-family residential lots of one acre or more and the rural character of the South District.

Recommend neighborhood commercial uses along South W. W. White.

## **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 Commercial”

**Current Land Use Classification:**

Vacant, Office

Direction: North

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use Classification:**

Funeral Home

Direction: East

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use Classification:**

Restaurant

Direction: South

**Future Land Use Classification:**

“Neighborhood Commercial”

**Current Land Use Classification:**

Single Family Homes

Direction: West

**Future Land Use Classification:**

“Low Density Residential”

**Current Land Use Classification:**

Single Family Homes, Auto Repair Shop

**FISCAL IMPACT:**

None

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

The property is not within a regional center but it is within a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis and Recommendation: Staff recommends Denial.

In 2009, the Eastern Triangle Community Plan was passed and was followed up in 2014 by a large area rezoning, intended to implement the land use goals agreed upon by the community in the 2009 plan. As such, the corridor is consistently “Neighborhood Commercial” uses and “C-1” zoning. As a result, the current land use and zoning are appropriate.

Staff recommended that the applicant maintain the base “C-1” Light Commercial District and utilize a Conditional Use for the proposed Friendly Spot Bar/Tavern, but the applicant is seeking “C-2” Commercial District due to outdoor television screens. Outdoor noise is prohibited in “C-1.”

The requested plan amendment to “Community Commercial” and zoning change to “C-2” Commercial would be out of pattern with the implemented land use of the South WW White corridor, intended to bring low intensity uses and services directly next to single family neighborhoods.

**ALTERNATIVES:**

1. Recommend Approval 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-2019-10700331**

Current Zoning: "C-1 CD" Commercial District with a Conditional Use for a Limousine Service - Dispatch and Office Use Only No Servicing of Vehicles

Proposed Zoning: "C-2" Commercial District

Zoning Commission Hearing Date: February 18, 2020. The Zoning Commission (9-1) recommended Approval.