



City of San Antonio

Agenda Memorandum

File Number:20-5411

Agenda Item Number: 13.

Agenda Date: 9/23/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA 2020-11600056

(Associated Zoning Case Z-2020-10700192)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: "Parks and Open Space"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 23, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Joe Monroe

Applicant: Joe Monroe

Location: 100 Block of Grobe Road

Legal Description: Lot TR-13, NCB 10747

Total Acreage: 2.00 Acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Grobe Road

Existing Character: Local

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.

Routes Served: 30, 230

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Definition of Regional Commercial:

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.

Definition of Park and Open Space:

Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site.

San Antonio Tomorrow Goals:

H P30: Ensure infill development is compatible with existing neighborhoods.

Comprehensive Land Use Categories

Land Use Category: “Park and Open Space”

Description of Land Use Category:

Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations

Permitted Zoning Districts: N/A

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 & C-3

Land Use Overview

Subject Property

Future Land Use Classification:

“Parks and Open Space”

Current Land Use Classification:

Agricultural Uses

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Homes

Direction: East

Future Land Use Classification:

“Parks and Open Space”

Current Land Use Classification:

Single-Family Homes

Direction: South

Future Land Use Classification:

“Parks and Open Space”

Current Land Use Classification:

Sign Shop

Direction: West

Future Land Use Classification:

“Parks and Open Space”

Current Land Use Classification:

Residential Estates

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a Regional Center nor is it within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The requested Plan Amendment seeks to amend a 2.00 acre tract to “Regional Commercial” in the interior of a block. The Eastern Triangle Community Plan calls for “Regional Commercial” on large tracts (20 or more acres) at the intersection of large roadways or highways.

The proposed Plan Amendment does not meet the suggested characteristics of a “Regional Commercial” site. Further, the new land use classification allows for higher intensity zoning categories, within an established single-family residential area. “Regional Commercial” would allow commercial creepage in an otherwise rural single-family area. This plan area was designated “Park and Open Space” due to the proximity of 100 year flood plains and to preserve existing open space. As a designation of “Parks and Open Space” should be reserved for public owned land, staff would recommend a land use designation of “Low Density Residential” consistent with adjacent designations.

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-2020-10700192

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

Proposed Zoning: "C-3" Commercial District

Zoning Commission Hearing Date: October 6, 2020