



City of San Antonio

Agenda Memorandum

File Number:20-7003

Agenda Item Number: 24.

Agenda Date: 12/16/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment PA 2020-11600069

(Associated Zoning Case Z-2020-10700255)

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: December 16, 2020

Case Manager: Justin Malone, Planner

Property Owner: Cibolo Ranch Corp.

Applicant: Caesar P. Flores

Location: 2700 Rigsby Avenue

Legal Description: Lot B, NCB 10744

Total Acreage: 0.7493

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Commanche Community

Applicable Agencies: Martindale, Texas Department of Transportation

Transportation

Thoroughfare: Rigsby Avenue

Existing Character: Arterial

Proposed Changes: None

Thoroughfare: Boulder Avenue

Existing Character: Local

Proposed Changes: None

Thoroughfare: Holmgreen 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

San Antonio Tomorrow Goals:

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

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. Locations for Neighborhood Commercial include arterials and collectors where they meet arterials, other collectors, or residential streets. 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.

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. 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. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

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 Land

Direction: North

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single-Family Homes

Direction: East

Future Land Use Classification:

“Low Mixed-Use”, “Neighborhood Commercial”

Current Land Use Classification:

Auto Repair and Maintenance, Single-Family Homes

Direction: South

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Auto Repair, Restaurant

Direction: West

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Auto Repair and Maintenance

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 Approval.

The applicant seeks a Plan Amendment from “Neighborhood Commercial to “Community Commercial”. The applicant wants to develop the property for use as a restaurant or retail center. The current “Neighborhood Commercial” land use is limiting for their development and so they are seeking “Community Commercial.” The proposed land use is appropriate for a property along Rigsby Avenue. There is existing “Community Commercial” to the northeast of the subject site as well as, “Low Density Mixed Use.”

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-2020-10700255

Current Zoning: "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military
Lighting Overlay Military Lighting Region 1 District

Proposed Zoning: "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay
Military Lighting Region 1 District

Zoning Commission Hearing Date: December 15, 2020