



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-2576

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**Agenda Item Number:** P-3.

**Agenda Date:** 11/6/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 2

**SUBJECT:**

Plan Amendment 14071

**SUMMARY:**

An Ordinance amending the future land use plan contained in the **Government Hill Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 6, Block 13, NCB 1695 located at 2222 North Interstate Highway 35 from **Neighborhood Commercial** land use to **Community Commercial** land use.

The Department and Planning Commission recommend approval. The subject property's location along a major arterial and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with the Community Commercial land use, make it appropriate for the Community Commercial land use classification.

**BACKGROUND INFORMATION:**

**Case Manager:** Robert C Acosta

**Applicant:** Patricia Gomez Monroy Living Trust

**Owner:** Patricia Gomez Monroy Living Trust

**Property Location:** 2222 North Interstate 35

**Acreage:** 0.1397

**Current Land Use of site:** Vacant Lot

**Adjacent Land Uses:**

**N:** Occupied by Right-of-Way, IH-35 Access Road

**E:** Designated Neighborhood Commercial; occupied by Single-Family Homes

**S:** Designated Light Industrial; occupied by Single-Family Homes

**W:** Designated Neighborhood Commercial; occupied by Commercial Uses

**ISSUE:**

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

**Comprehensive Plan Analysis:**

**Comprehensive Plan Component:** Government Hill Neighborhood Plan

**Plan Adoption Date:** September 20, 2001

**Update History:** November 4, 2010

**Plan Goals:**

**Goal 2: Redevelop and revitalize the neighborhood.**

**Objective 1: To encourage and support any revitalization and redevelopment efforts consistent with this plan.**

- **Market vacant parcels of land to prospective homeowners and businesses.**
- **Recruit desired businesses and the expansion of existing businesses in the Neighborhood.**

**LAND USE ANALYSIS:**

The subject property consists of a vacant lot and the applicant requests this plan amendment and associated zoning change in order to construct a community scale commercial development on the subject property. The subject property's location along a major arterial and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with the Community Commercial land use, make it appropriate for the Community Commercial land use classification. The proposed Community Commercial land use classification supports the goals of the Government Hill Neighborhood Plan of the revitalization and redevelopment of vacant parcels of land in an effort to encourage economic growth in the plan area.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

The City's Major Thoroughfare Plan identified IH-35 as a freeway. New Braunfels Avenue is a Primary Arterial Type B. Osburn Street and Benton Street are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop on the north side of the subject property along the IH-35 access road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**COMMUNITY FACILITIES ANALYSIS:**

Wheatley Middle School and Pershing Elementary School are in close proximity. The requested land use change should not create any additional demand for community facilities.

**ALTERNATIVES:**

No action will maintain the current future land use classification of Neighborhood Commercial.

**FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

**DEPARTMENT RECOMMENDATION:**

Approval. The subject property's location along a major arterial and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with the Community Commercial land use, make it appropriate for the Community Commercial land use classification. The proposed Community Commercial land use classification supports the goals of the Government Hill Neighborhood Plan of the revitalization and redevelopment of vacant parcels of land in an effort to encourage economic growth in the plan area.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: September 24, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: September 5, 2014

No. of notices mailed 10 days prior to Public Hearing: 15 to owners of property within 200 feet; 17 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Government Hill Alliance Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014214**

Current zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Public Hearing Date: October 7, 2014

Approval.