



City of San Antonio

Agenda Memorandum

File Number:15-1506

Agenda Item Number: P-2.

Agenda Date: 3/5/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment 15014

(Associated Zoning Case Number Z2015081-CD)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Current Land Use Category: Urban Living

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 28, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Glen T. and Karen J. Porter

Applicant: Daniel Martinez

Representative: Daniel Martinez

Location: Approximately 3.004 acres of land being Lots P-8H and P-8F in NCB 18226, located at 11000 block of I-10 East.

Total Acreage: 3.004 acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: None

Planning Team: 29

Applicable Agencies: None

Transportation

Thoroughfare: IH-10 East

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Graytown

Existing Character: Local

Proposed Changes: None

Thoroughfare: Pfeil

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is no public transportation system in the immediate area.

ISSUE:

Plan Adoption Date: February 22, 2001

Update History: March 20, 2008

Goal: Commercial development elsewhere within the Corridor provides support services to residents in the area and is situated on shallow lots along major thoroughfares and at major thoroughfare intersections.

Comprehensive Land Use Categories

Urban Living: Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also provides for form based development, which emphasizes urban design in the form of regional centers and village development patterns.

Example Zoning Districts:

TND, TOD, MXD, UD, & FBZD

Comprehensive Land Use Categories

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.

Example Zoning Districts:

NC, O-1, C-1, & C-2

Land Use Overview

Subject Property

Future Land Use Classification

Urban Living

Current Use

Commercial Building and Undeveloped Land

North

Future Land Use Classification

UZROW

Current Use

IH-10 E

East

Future Land Use Classification

Urban Living

Current Use

Undeveloped Land and Commercial and Industrial Uses

South

Future Land Use Classification

Urban Living

Current Use

Undeveloped Land

West

Future Land Use Classification

Urban Living

Current Use

Commercial Uses

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to construct a commercial trailer facility that would allow the retail sales and outdoor storage of oversized trailers. The subject property has a land use classification of Urban Living and is currently zoned “C-2” and “NP-10” and a commercial trailer facility is not permitted by right under the Urban Living classification or the “C-2” and “NP-10” zoning designation. While, the Urban Living Land use classification allows for the construction of commercial uses by right; the associated zoning district required to implement the proposed development on the subject property requires a higher intensity zoning designation and thus the need to request a change in the land use plan.

The subject property’s location along IH-10 East a major transportation corridor, together with its close proximity to existing commercial uses and commercial zoning designations make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial will provide consistency with the surrounding areas and allow the applicant to seek the appropriate “C-2 CD” zoning district. The change to Community Commercial will not significantly alter the land use pattern or character of the immediate area as the existing zoning districts and the existing uses to the east and west would allow for development that is compatible with the proposed Community Commercial land use classification. The development of the subject property with the Community Commercial land use classification would contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing development pattern.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the IH-10 East Corridor Perimeter Plan, as presented above.
2. Make an alternate recommendation.

3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The subject property's location along IH-10 East a major transportation corridor, together with its close proximity to existing commercial uses and commercial zoning designations make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial will provide consistency with the surrounding areas and allow the applicant to seek the appropriate "C-2 CD" zoning district.

PLANNING COMMISSION RECOMMENDATION:

Approval. Resolution Attached.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015062

Current Zoning: "C-2 AHOD" Commercial District Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage

Zoning Commission Hearing Date: February 3, 2015

Zoning Commission Recommendation: Approval.