



City of San Antonio

Agenda Memorandum

File Number:15-2003

Agenda Item Number: P-3.

Agenda Date: 4/2/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment 15017

(Associated Zoning Case Number Z2015083 CD)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Current Land Use Category: Parks/Open Space

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 11, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: David Moody

Applicant: Katherine Moody

Representative: Katherine Moody

Location: Approximately 3.6156 acres of land being Lots 2, 3, and 4, Block 8 in NCB 16567 located at 8817, 8823 and 8831 IH-10 East.

Total Acreage: 3.6156 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: FM 1516

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Green Street

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 within the Corridor provides support services to residents in the area and should be situated on shallow lots along major thoroughfares and at major thoroughfare intersections.

Comprehensive Land Use Categories

Parks/Open Space: Parks/Open Space includes both public and private lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) and environmental protection (natural areas, urban forests, wetlands).

Example Zoning Districts:

None

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

Parks/Open Space

Current Use

Commercial Use

North

Future Land Use Classification

Community Commercial

Current Use

Commercial Use

East

Future Land Use Classification

Parks/Open Space

Current Use

Commercial Use

South

Future Land Use Classification

UZROW

Current Use

IH-10 East Access Road

West

Future Land Use Classification

Park Open Space

Current Use

Commercial Use

LAND USE ANALYSIS:

The subject property consists of part of a trucking facility. The applicant requests this plan amendment and associated zoning change in order to bring the subject property into compliance with applicable zoning regulations. The subject property is classified as Park/Open Space and zoned “C-3” Commercial District and trucking uses of this intensity are not allowed by right under this land use classification and zoning designation. The associated zoning district required to bring the subject property into conformance requires a higher intensity land use classification and thus the need to request a change in the land use plan. The proposed amendment to Community Commercial will provide consistency with the existing land use and allow the applicant to seek the appropriate zoning classification. 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 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:

Approved. Resolution Attached

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015083 CD

Current Zoning: "C-3" General Commercial District

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

Zoning Commission Hearing Date: February 17, 2015

Approved.