



City of San Antonio

Agenda Memorandum

Agenda Date: October 21, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT PA-2021-11600087
(Associated Zoning Case Z-2021-10700252)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan
Plan Adoption Date: December 2003
Current Land Use Category: “Community Commercial”
Proposed Land Use Category: “Regional Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 13, 2021
Case Manager: Forrest Wilson, Planner
Property Owner: Chrismari, Inc.
Applicant: CBM Broadway, Ltd.
Representative: Killen, Griffin, & Farrimond, PLLC
Location: 3600 North Panam Expressway
Legal Description: 20.044 acres out of NCB 10574 and NCB 14037
Total Acreage: 20.044

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: United Homeowners Improvement Association

Applicable Agencies: Martindale Army Air Field

Transportation

Thoroughfare: IH 35

Existing Character: Interstate

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property

Routes Served: 21

COMPREHENSIVE PLAN:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 2003

Plan Goals:

Land Use and Community Facilities

- Land Use Guiding Principles 2.1: Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations.
- Land Use Plan Goals 4.6: Pursue opportunity for regional commercial center near W.W. White and IH-10 (I-35)

COMPREHENSIVE LAND USE CATEGORIES:

Land Use Category: “Community Commercial”

Description of Land Use Category: Community Commercial development includes medium to high-density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or in the same development. Community Commercial uses are typically located at nodes on arterials at major intersections, or in established commercial areas along arterials. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. To discourage large areas devoted to parking lots, shared parking facilities and pervious pavement are encouraged. Where possible, revitalized or redeveloped community commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Examples of Community Commercial uses include all Neighborhood Commercial uses, car washes, minor automobile repair and service, amusement establishments such as theaters, arcades and fitness centers, plant nurseries, exterminators, printers, sign shops, paint and wall paper stores, linen supply/diaper service, gasoline stations with repair service, fix-it shops, community shopping centers and small motels.

Permitted Zoning Districts: NC, C-1, C-2, O-1

Land Use Category: “Regional Commercial”

Description of Land Use Category: Regional Commercial development includes high-density land uses that draw its customer base from a larger region. Regional Commercial uses are typically located at intersection nodes along major arterial highways and expressways, or along rapid transit system transfer nodes. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, and landscaping on planter strips between the parking lot and street. Where it is possible, revitalized or redeveloped centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses. Pad sites between the primary use and the street frontage may be incorporated into the site design. Regional Commercial includes automobile sales, major automobile repair, mini-warehouses, wholesale, “big box” retailers, large commercial centers, malls, large home improvement centers, large hotels and motels, major employment centers, and mid to high rise office buildings.

Permitted Zoning Districts: NC, C-1, C-2, C-3, O-1, O-2

LAND USE OVERVIEW:

Subject Property

Future Land Use Classification: Community Commercial

Current Land Use Classification: Water Park

Direction: North

Future Land Use Classification: ROW

Current Land Use Classification: Interstate

Direction: East

Future Land Use Classification: Community Commercial

Current Land Use Classification: Commercial Advertising

Direction: South

Future Land Use Classification: Medium Density Residential

Current Land Use Classification: Industrial/railroad equipment

Direction: West

Future Land Use Classification: Community Commercial

Current Land Use Classification: Industrial warehouse

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

1. Recommend denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. The Planning Commission recommendation is pending the October 13, 2021 hearing.

The applicant seeks a Plan Amendment to “Regional Commercial” to rezone to “C-3” General Commercial for a Auto Service Center with Sales. The proposed “Regional Commercial” is appropriate along the I-35 Corridor and the size and intensity of the project are consistent with the “Regional Commercial” land use. Additionally, “Regional Commercial” is prescribed for over 20 acre properties with uses such as automobile sales and major automobile repair.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700252

Current Zoning: “I-2 MLOD-3 MLR-1”

Proposed Zoning: “C-3 MLOD-3 MLR-1”

Zoning Commission Hearing Date: October 19, 2021