



City of San Antonio

Agenda Memorandum

Agenda Date: November 16, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600086
(Associated Zoning Case Z-2022-10700227)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: “Low Density Residential”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 16, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: RLR Investments LLC

Applicant: Stan Richard, RLR Investments LLC

Representative: Trey Jacobson

Location: Generally located in the 200 block of Prashner

Legal Description: Lot 50, NCB 12856

Total Acreage: 1.22

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Eastern Triangle Neighborhood Association

Applicable Agencies: Planning Department and Martindale Army Airfield

Transportation

Thoroughfare: Prashner

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Kilrea Drive

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 25, 22

Comprehensive Plan

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Plan Goals:

- OVERALL GOAL: A well trained workforce and safe, attractive corridors
- Goal 7: Economic development plan
- Goal 8: Thriving commercial corridors
- Goal 9: Diverse businesses and services
- Goal 10: Educated and well trained workforce
- Goal 11: Enhanced physical environment

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category:

- Low Density Residential Development includes Single Family Residential Development on individual lots.
- This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Permitted Zoning Districts: RP, RE, FR, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, & PUD

Comprehensive Land Use Categories

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. 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.
- Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

Permitted Zoning Districts: TND, TOD, MXD, UD, & FBZD

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Trucking Company

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single Family Residences

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Community Commercial

Current Land Use:

Trucking Company

ISSUE:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within a half mile of the Looper Premium Transit Corridor and is within the Fort Sam Houston Regional Center.

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 proposed land use amendment from “Low Density Residential” to “Community Commercial” is requested in order to rezone the property to "C-2 CD" Commercial District with Conditional Use for Oversize Vehicle Sales, Service or Storage. The requested future land use classification of “Community Commercial” is compatible with the existing uses along the US-90 corridor. “Community Commercial” land use is an appropriate buffer to the existing “Low Density Residential” land uses in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700227

CURRENT ZONING: "O-2 MLOD-3 MLR-1" High-Rise Office Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District

PROPOSED ZONING: "C-2 CD MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region District with Conditional Use for Oversize Vehicle Sales, Service or Storage

Zoning Commission Hearing Date: October 4, 2022