



City of San Antonio

Agenda Memorandum

Agenda Date: December 1, 2022

In Control: City Council

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 11, 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 Drive

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 and Planning Commission recommend 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. This is consistent with the Eastern Triangle Community Plan’s objective to improve the quality, variety, and accessibility of the private and public housing stock for individuals of all ages and economic levels, since residential development is not proposed. The requested future land use classification of “Community Commercial” is compatible with the existing uses along the US-90 corridor. A majority of the land use in the area is “Community Commercial” and “Low Density Residential.” Staff recommends Approval of “Community Commercial” to maintain consistency with the US-90 Corridor. “Community Commercial” land use is an appropriate buffer to “Low Density Residential” for the current uses in the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700227 CD

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