



City of San Antonio

Agenda Memorandum

Agenda Date: October 13, 2021

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT PA-2021-11600086
(Associated Zoning Case Z-2021-10700251)

SUMMARY:

Comprehensive Plan Component: Northeast Inner Loop Neighborhood Plan
Plan Adoption Date: March 2001, updated August 2008
Current Land Use Category: “Public Institutional”
Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 13, 2021
Case Manager: Forrest Wilson, Planner
Property Owner: Sunset Ridge Church of Christ
Applicant: Sunset Ridge Church of Christ
Representative: Killen, Griffin & Farrimond, PLLC
Location: 291 Emporia Boulevard
Legal Description: east 276.17 feet of Lot 6, NCB 8699
Total Acreage: 0.9458

Notices Mailed**Owners of Property within 200 feet:** 18**Registered Neighborhood Associations within 200 feet:** Terrell Heights**Applicable Agencies:** None**Transportation****Thoroughfare:** Emporia Boulevard**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** VIA bus routes are not within walking distance of the subject property**Routes Served:** NA**COMPREHENSIVE PLAN:****Comprehensive Plan Component:** Northeast Inner Loop Neighborhood Plan**Plan Adoption Date:** March 2001, updated August 2008**Plan Goals:**

Economic and Physical Redevelopment of Austin Highway

Goal 2: Objective 2.3 Business Development: Attract new, neighborhood-friendly businesses and infill development that will meet the resident's daily needs and bring new vitality to the neighborhoods' commercial centers.

Parks, Community Facilities, and Recreational Programs

Goal 4: Objective 4.3: Secure and develop a community facility in Northeast Inner Loop planning area to be used for gatherings, meetings, or recreational activities.

COMPREHENSIVE LAND USE CATEGORIES:**Land Use Category:** "Public Institutional"**Description of Land Use Category:** Public / Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. Examples include post offices, libraries, schools, fire stations, museums, churches, community gathering facilities, etc. The location for these services include where they currently reside, as well as where they meet the future needs of the community.**Land Use Category:** "Community Commercial"**Description of Land Use Category:** Community Commercial provides for medium intensity land use that draws its customer base from two or more neighborhoods. Example of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial uses should be located along arterial roads near intersections or in established commercial areas. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential. Parking is encouraged in the rear of the buildings, appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage, is strongly recommended, as are pedestrian amenities. Shared access is required. A commercial retrofit pattern, a type of infill development, is allowed by right in commercial

zoning districts. This type of infill work could transform surface parking lots into a town center with a mix of office, residential and commercial uses.

Permitted Zoning Districts: “NC”, “C-1”, “C-2”, “C-2P”, “O-1”

LAND USE OVERVIEW:

Subject Property

Future Land Use Classification: Public Institutional

Current Land Use Classification: Parking lot

Direction: North

Future Land Use Classification: Public Institutional

Current Land Use Classification: Church

Direction: East

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Single-Family

Direction: South

Future Land Use Classification: High Density Residential

Current Land Use Classification: Multi-Family

Direction: West

Future Land Use Classification: High Density Residential

Current Land Use Classification: Multi-Family

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 applicant seeks a Plan Amendment from “Public Institutional” to “Community Commercial” to rezone to “C-2 NA” Commercial Nonalcoholic Sales District to allow for a food truck (no more than two) and farmer’s market to be held on weekends in the existing parking lot. The proposed “Community Commercial” is appropriate for the subject property and surrounding area because it can serve as an appropriate buffer between low, medium, and high-density residential uses, or between an arterial and low density residential.

The applicant has indicated that they are amending their request to “Neighborhood Commercial” and have also amended their zoning request to “C-1” Light Commercial. Staff has no objections.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700251

Current Zoning: “O-2 AHOD”

Proposed Zoning: “C-2 NA AHOD”

Zoning Commission Hearing Date: October 19, 2021