



City of San Antonio

Agenda Memorandum

Agenda Date: January 24, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600090
(Associated Zoning Case Z-2023-10700333)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Plan

Plan Adoption Date: May 2010

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 24, 2024

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: MAM SA, LLC

Applicant: Resco Residential & Commercial

Representative: Resco Residential & Commercial

Location: 13807 Bulverde Road

Legal Description: Lot 99, Block 7, NCB 17825

Total Acreage: 2.19 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Eden Neighborhood Association

Applicable Agencies: Office of Historic Preservation, San Antonio International Airport, Planning Department

Transportation

Thoroughfare: Bulverde Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Public Transit: There are VIA transit options within a ½ mile of the subject property.

Routes Served: 502

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Plan

Plan Adoption Date: May 2010

Plan Goals:

- Goal I: Protect the quality of life of residents including health, safety and welfare.
 - Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards.
 - Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours.
- Objective 2.1 Upgrade and enhance air front commercial and business park property that is declined, is currently vacant, or is underutilized.
- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category:

Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes.

Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate.

Permitted Zoning Districts: “R-3”, “RM-4”, “RM-5”, “RM-6”, “MF-18”

Comprehensive Land Use Categories

Land Use Category: “Regional Commercial”

Description of Land Use Category:

High intensity land uses that draw their customer base from a larger region. Should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area.

Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted.

Examples are automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses.

Permitted Zoning Districts: “NC”, “C-1”, “C-2”, “C-2P”, “C-3”, “O-1”, “O-1.5”, “O-2”

Comprehensive Land Use Categories

Land Use Category: “Community Commercial”

Description of Land Use Category:

Medium intensity uses that serve two or more neighborhoods.

Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls.

Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic.

Permitted Zoning Districts: “NC”, “C-1”, “C-2”, “C-2P”, “O-1”, “O-1.5”

Land Use Overview

Subject Property

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Vacant, Sheds

Direction: North

Future Land Use Classification:

“Low Density Residential”, “Neighborhood Commercial”

Current Land Use Classification:

Residential Dwelling, Roofing Contractor

Direction: East

Future Land Use Classification:

“Low Density Residential”, “Public Institutional”

Current Land Use Classification:

Residential Dwelling, Athletic Complex

Direction: South

Future Land Use Classification:

“Public Institutional”, “Medium Density Residential”

Current Land Use Classification:

Church

Direction: West

Future Land Use Classification:

“Parks and Open Space”, “Mixed Use”

Current Land Use Classification:

Residential Dwelling, Church

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or within a ½ mile of a Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation for “Community Commercial”.

The proposed Plan Amendment from “Medium Density Residential” to “Regional Commercial” is requested to rezone the property to “C-3NA” General Commercial Nonalcoholic Sales District, to develop an Office Warehouse on the property. Within the San Antonio International Airport Vicinity Plan, the “Regional Commercial” land use designation has a general size criterion of 20 acres or greater, with preferred locations being at intersection nodes along major arterial roadways. The property does not meet these size and locational criteria and is not suited to accommodate this intense land use category. The property is fronting a Primary Arterial, with various land use designations ranging from low to medium intensity; The property could reasonably accommodate a commercial land use designation, and the proposed development could be accomplished “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space). The “C-2NA” base zone is accommodated by the “Community Commercial” land use, which is more appropriate considering the property’s physical characteristics and the surrounding context.

Staff recommends Denial, with an Alternate Recommendation for “Community Commercial”.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700333

Current Zoning: “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District

Proposed Zoning: “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Zoning Commission Hearing Date: February 6, 2024