



City of San Antonio

Agenda Memorandum

Agenda Date: December 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600074
(Associated Zoning Case Z-2023-10700291 CD)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2023. This case is continued from the November 15, 2023 hearing.

Case Manager: Joseph Leos, Zoning Planner

Property Owner: SGRE, LLC

Applicant: Odilon Bernal III

Representative: Odilon Bernal III

Location: 4600 block of North Stahl Road.

Legal Description: Lot 9, Block 5, NCB 17762

Total Acreage: 1.291

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Pepperridge

Applicable Agencies: Aviation, Planning Department

Transportation

Thoroughfare: North Stahl Park

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Higgins Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: None.

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Land Use Plan

Plan Adoption Date: May 2010

Plan Goals:

- Goal II: Encourage economic growth that enhances airport operations and development
- Objective 2.1 Upgrade and enhance airfront 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: "Neighborhood Commercial"

Description of Land Use Category: Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood. Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples are flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.

Permitted Zoning Districts: NC, Neighborhood Commercial C-1, Commercial O-1, Office

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, Neighborhood Commercial C-1, Commercial C-2, Commercial C-2P, Commercial O-1, Office O-1.5, Office

Land Use Overview

Subject Property

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Community Commercial”

Current Land Use Classification:

Storage

Direction: East

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Batting Cage

Direction: South

Future Land Use Classification:

“Low Density Residential”

Current Land Use Classification:

Single Family Dwelling

Direction: West

Future Land Use Classification:

“Community Commercial”

Current Land Use:

Office Warehouse

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

Subject property is not located within the Regional Center and is not within ½ a mile from the Premium Transit Corridor

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 Plan Amendment from “Neighborhood Commercial” to “Community Commercial” is requested to rezone the property to “C-2NA CD” Commercial Non-Alcoholic Sales District with a Conditional Use for Office Warehouse (Flex Space). While “Neighborhood Commercial” is an appropriate land use designation for the subject property, “Community Commercial” is also in alignment with the existing development pattern. The subject property fronts a local street but is located near the intersection of a local street and a secondary arterial, where commercial zoning is already established. This aligns with the location criteria described in the description of the “Community Commercial” land use category. The surrounding properties have future land use designations of “Neighborhood Commercial”, “Community Commercial” and “Low Density Residential”, the requested “Community Commercial” is consistent with the land use of surrounding properties.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700291 CD

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

Proposed Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space)

Zoning Commission Hearing Date: December 5, 2023