



City of San Antonio

Agenda Memorandum

Agenda Date: June 12, 2024

In Control: Planning Commission

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600039
(Associated Zoning Case Z-2024-10700114)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: “Parks Open Space”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 12, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Bexar County Hospital District DBA University Health

Applicant: Dimensions Architects

Representative: Killen, Griffin, and Farrimond, PLLC

Location: 7902 South Flores Street

Legal Description: Lot P-1A, NCB 11152

Total Acreage: 1.44 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Harlandale-McCollum Neighborhood Association and Harlandale Acres Neighborhood Association

Applicable Agencies: Parks Department, Office of Historic Preservation, Aviation Department, Planning Department

Transportation

Thoroughfare: South Flores Street

Existing Character: Minor Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: March Avenue

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 43, 243, 42

Comprehensive Plan

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Plan Goals:

- Goal I: Protect the quality of life of residents including health, safety and welfare
 - o Objective 1.2 Discourage developments of incompatible uses on vacant land
- Goal II: Encourage economic growth that enhances airport operations and surrounding development
 - o Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

Comprehensive Land Use Categories:

Land Use Category: Parks Open Space

Description of Land Use Category: Public and private lands available for active use or passive enjoyment May include city parks as well as private parks associated with homeowner associations Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards

Permitted Zoning Districts: RP, All Residential Districts

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 clinics.

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

Land Use Overview

Subject Property

Future Land Use Classification:

Parks Open Space

Current Land Use Classification:

Medical Clinic

Direction: North

Future Land Use Classification:

Public Institutional, Neighborhood Commercial, Low-Density Residential

Current Land Use Classification:

Education Center, Boat Repair Shop, Single-Family Residential

Direction: East

Future Land Use Classification:

Public Institutional

Current Land Use Classification:

School

Direction: South

Future Land Use Classification:

Parks Open Space

Current Land Use Classification:

Vacant, Park

Direction: West

Future Land Use Classification:

High-Density Residential

Current Land Use Classification:

Apartments

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

Subject property is not located within a Regional Center or within ½ a mile from a Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Parks Open Space” to “Community Commercial” is requested to rezone the property to “C-2NA” Commercial Non-Alcoholic Sales District to bring the existing medical clinic into compliance. The proposed land use “Community Commercial” is

presently existing a block over from the subject property along with “Neighborhood Commercial” and “Public Institutional” land use classifications within proximity. Staff considers the proposed plan amendment consistent with the area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700114

Current Zoning: "R-6 MC-1 AHOD" Residential Single-Family Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Proposed Zoning: "C-2NA MC-1 AHOD" Commercial Non-Alcoholic Sales Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Zoning Commission Hearing Date: June 4, 2024. Zoning Commission recommends Approval.