



City of San Antonio

Agenda Memorandum

Agenda Date: November 13, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600072
(Associated Zoning Case Z-2024-10700219 S)

SUMMARY:

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

Plan Adoption Date: May 2010

Current Land Use Category: “Community Commercial”

Proposed Land Use Category: “Regional Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 13, 2024

Case Manager: Samantha Benavides

Property Owner: Lanark 81 North, LLC

Applicant: Drew Sandidge

Representative: Drew Sandidge

Location: 2146 Austin Highway

Legal Description: 0.024 out of 12180

Total Acreage: 0.024 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Parks and Recreation, Fort Sam Houston, San Antonio International Airport, Planning Department, TxDOT

Transportation

Thoroughfare: Austin Highway

Existing Character: Principal Primary Arterial A

Proposed Changes: None Known

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

Routes Served: 14, 214, 505

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vacinity Land Use Plan
Plan Adoption Date: May 2010

Plan Goals:

- Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours.

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 Neighborhood Commercial, C-1 Light Commercial, C-2 Commercial, C-2P Commercial, O-1 Office, O-1.5 Mid-Rise Office

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 Neighborhood Commercial, C-1 Light Commercial, C-2 Commercial, C-2P Commercial, C-3 General Commercial, O-1 Office, O-1.5 Mid-Rise Office, O-2 High-Rise Office

Land Use Overview

Subject Property

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Church

Direction: North

Future Land Use Classification: “Mixed Use”

Current Land Use Classification: Auto Sales, Vehicle Storage

Direction: East

Future Land Use Classification: “Medium Density Residential”

Current Land Use Classification: Restaurant, Mobile Home Park

Direction: South

Future Land Use Classification: “Community Commercial”, “Medium Density Residential”

Current Land Use Classification: Shopping Center, Vacant

Direction: West

Future Land Use Classification: “Community Commercial”

Current Land Use Classification: Shopping Center

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL TRANSIT CORRIDOR:

The subject property is located within the NE I-35 and Loop 1604 Regional Center and is within ½ a mile of the Austin Highway Metro Premium Plus 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.

The proposed Plan Amendment from “Community Commercial” to “Regional Commercial” is requested to rezone the property to “C-3 S” General Commercial District with a Specific Use Authorization for a Specified Financial Institution. Though the property is situated within an established commercial corridor, “C-3” exceeds the intensity permitted within the “Community Commercial” future land use designation identified within the San Antonio International Airport Vicinity Land Use Plan. Staff finds that the property does not meet the size recommendations for the requested land use designation. “Regional Commercial” is typically meant for larger parcels, 20 acres or more, to support big box commercial developments.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700219 S

Current Zoning: “C-3 MC-3 AHOD” General Commercial Austin Highway Corridor Airport Hazard Overlay District

Proposed Zoning: “C-3 S MC-3 AHOD” General Commercial Austin Highway Corridor Airport Hazard Overlay District with a Specific Use Authorization for a Specified Financial Institution

Zoning Commission Hearing Date: December 3, 2024