



City of San Antonio

Agenda Memorandum

Agenda Date: June 22, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

Plan Amendment PA-2022-11600052
(Associated Zoning Case Z-2022-10700141)

SUMMARY:

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

Plan Adoption Date: May 20, 2010

Current Land Use Category: Community Commercial

Proposed Land Use Category: Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 22, 2022

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Luis G. Ochoa

Applicant: Luis G. Ochoa

Representative: MaYu-Group LLC

Location: 11401 West Avenue

Legal Description: Lot 2-3, Block 1, NCB 16244

Total Acreage: 1.281 Acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Greater Harmony Hills

Applicable Agencies: Planning Department

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial A

Proposed Changes: None known.

Thoroughfare: Patricia

Existing Character: Collector

Proposed Changes: None known.

Public Transit: There are VIA bus route in proximity to the property.

Routes Served: 2, 602

COMPREHENSIVE PLAN

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

Plan Adoption Date: May 20, 2010

Plan Goals:

Goal II: Encourage economic growth that enhances airport operations and surrounding development

· 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: 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, 1 O-1, O-1.5

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

Land Use Overview

Subject Property

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Commercial Strip: Bakery, Tavern, Hair Salon, Cellular Phone Store, Tattoo Shop, Insurance Office, Novelty Shop

Direction: North

Future Land Use Classification:

Parks Open Space, Community Commercial

Current Land Use Classification:

Vacant, Self Storage Facility

Direction: East

Future Land Use Classification:

Regional Commercial, Medium Density Residential, Low Density Residential

Current Land Use Classification:

Auto Parts Retailer, Oil Change Facility, Residential Dwelling

Direction: South

Future Land Use Classification:

Medium Density Residential, Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: West

Future Land Use Classification:

Community Commercial, High Density Residential

Current Land Use:

Self Storage Facility, Apartments

ISSUE: None.

FISCAL IMPACT: There is no fiscal impact.

ALTERNATIVES:

1. Recommend Approval.
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 “Community Commercial” to “Regional Commercial”, to rezone to “C-3” General Commercial District. The proposed land use amendment is appropriate for the surrounding land use. The property is at the intersection of a secondary arterial street, and not abutting any single-family residential property. While there is “Low Density Residential” in proximity to the site, a buffer of “Medium Density Residential” is maintained between this and the proposed “Regional Commercial”. Additionally, there is an established development pattern of “Regional Commercial” in immediate proximity to the subject site.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2022-10700141

Current Zoning: “C-2” Commercial District, and “C-3” General Commercial District

Proposed Zoning: “C-3” General Commercial District

Zoning Commission Hearing Date: July 5, 2022