



City of San Antonio

Agenda Memorandum

Agenda Date: August 23, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600052

(Associated Zoning Case Z-2023-10700193 S)

SUMMARY:

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

Plan Adoption Date: May 2010

Current Land Use Category: “Parks Open Space”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 23, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Christine Mayer and Paul Mayer

Applicant: Christine Mayer and Paul Mayer

Representative: Christine Mayer and Paul Mayer

Location: 2015 Northeast Loop 410

Legal Description: 0.079 acres out of NCB 13500

Total Acreage: 0.079 Acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association within 200’

Applicable Agencies: Parks and Recreation, Planning Department, San Antonio International Airport, Texas Department of Transportation

Transportation

Thoroughfare: Northeast Loop 410 Access Road

Existing Character: Minor

Proposed Changes: None known.

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

Routes Served: 509

Comprehensive Plan

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

Plan Adoption Date: March 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: “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, G

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:

Parks and Open Space

Current Land Use Classification:

Los Patios development- various commercial establishments

Direction: North

Future Land Use Classification:

Parks Open Space, Low Density Residential

Current Land Use Classification:

Vacant, Residential Dwelling

Direction: East

Future Land Use Classification:

Public Institutional, Community Commercial, Regional Commercial

Current Land Use Classification:

Hospital, Pharmacy, Used Auto Retailer, Collision Center

Direction: South

Future Land Use Classification:

UZROW (Highway Loop 410), Parks Open Space, Neighborhood Commercial

Current Land Use Classification:

Vacant, Residential Dwelling

Direction: West

Future Land Use Classification:

Public Institutional, Community Commercial

Current Land Use Classification:

Commercial building complex, Church, Retirement Community

ALTERNATIVES:

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

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 but is within a ½ mile of the Looper Premium Transit Corridor.

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 subject property to “C-2 S” Commercial District with a Specific Use Authorization for a Supportive Housing Campus. The “Parks Open Space” is an appropriate land use designation for the property, as a considerable portion lies within the floodplain. The “Community Commercial” is also an appropriate land use for the property and surrounding area and is in alignment with the established development pattern. The property currently has

commercial and industrial zoning designations and a misaligned land use. The request to change the land use is specific to the portion of the property that will accommodate the supportive housing, leaving the majority of the “Parks Open Space” unchanged. The existing structures on site will accommodate the supportive housing on the property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700193 S

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

Proposed Zoning: “C-2 S AHOD” Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Supportive Housing Campus

Zoning Commission Hearing Date: September 5, 2023