



City of San Antonio

Agenda Memorandum

Agenda Date: September 13, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

Plan Amendment PA-2023-11600056
(Associated Zoning Case Z-2023-10700210)

SUMMARY:

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

Plan Adoption Date: May 2010

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Neighborhood Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 13, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Aldo Uribe

Applicant: Aldo Uribe

Representative: Aldo Uribe

Location: 4502 Walzem Road

Legal Description: Lot 1, Block 2, NCB 11901

Total Acreage: 0.1901

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet:

Applicable Agencies:

Transportation

Thoroughfare: Walzem Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

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

Routes Served: 505

Comprehensive Plan

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

Plan Adoption Date: May 2010

Plan Goals:

Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards.

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

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.

Comprehensive Land Use Categories

Land Use Category: "Low Density Residential"

Description of Land Use Category: Single family homes and accessory dwellings on a single lot Ideally within walking distance of schools and neighborhood commercial uses Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate.

Permitted Zoning Districts: R-3, Residential Single-Family R-4, Residential Single-Family R-5, Residential Single-Family R-6, Residential Single-Family R-20, Residential Single-Family NP-8, Neighborhood Preservation District NP-10, Neighborhood Preservation District NP-15, Neighborhood Preservation District RP, Resource Protection

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 Overview

Subject Property

Future Land Use Classification:

"Low Density Residential"

Current Land Use Classification:

Salon and Florist

Direction: North

Future Land Use Classification:

"Regional Mixed Use"

Current Land Use Classification:

Salon and Grocery Store

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Office

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Dwelling

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Office

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

Subject property is located with the NE I-35 and Loop 410 Regional Center and within ½ a mile from the Looper 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 land use amendment from "Low Density Residential" to "Neighborhood Commercial" is requested to rezone the property to "C-1" Light Commercial District. The existing "Low Density Residential" is appropriate for the property and surrounding area. The proposed "Neighborhood Commercial" is also appropriate for the property and surrounding area. The property is located off of Walzem Road that is classified as secondary arterial, which is an appropriate placement for the "Neighborhood Commercial" land use designation. Additionally, the property is surrounded by commercial uses and zoning districts along Walzem Road.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700210

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Proposed Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: September 19, 2023