



City of San Antonio

Agenda Memorandum

Agenda Date: October 25, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600069
(Associated Zoning Case Z-2023-10700255)

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: October 25, 2023. This item was continued from the October 11, 2023.

Case Manager: Adolfo Gonzalez, Zoning Planner

Property Owner: Rosaura Zapata

Applicant: Rosaura Zapata

Representative: Rosaura Zapata

Location: 2751 Nacogdoches Road

Legal Description: Lot 33, Block 7, NCB 12457

Total Acreage: 0.1568

Notices Mailed

Owners of Property within 200 feet: 19

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

Applicable Agencies: Aviation and Planning Department

Transportation

Thoroughfare: Nacogdoches

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: Middlebury Drive

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 9

Comprehensive Plan

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

Plan Adoption Date: May 2010

Plan Goals:

- Goal I: Protect the quality of life of residents including health, safety and welfare
- Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards
- Objective 2.1 Upgrade and enhance airfront 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

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, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP

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, C-1, O-1

Land Use Overview

Subject Property

Future Land Use Classification: "Low Density Residential"

Current Land Use Classification: Residential Dwelling

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Residential Dwelling

Direction: East

Future Land Use Classification: “Neighborhood Commercial”

Current Land Use Classification: Restaurant

Direction: South

Future Land Use Classification: “Mixed Use”

Current Land Use Classification: Residential Dwelling

Direction: West

Future Land Use Classification: “Neighborhood Commercial”

Current Land Use: Professional Office

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Greater Airport Area Regional Center and located within a half mile from the Near Northwest Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed Plan Amendment from “Low-Density Residential” to “Neighborhood Commercial” is requested in order to rezone the property to “C-1” Light Commercial District. The proposed “Neighborhood Commercial” is consistent with the surrounding properties.

The surrounding properties have future land use designation of “Low-Density Residential”, “Neighborhood Commercial”, and “Mixed Use”. The subject property is at the end of a residential block and abuts property with future land use designation “Neighborhood Commercial”. Properties with future land use designation “Neighborhood Commercial” would permit professional services that are generally located within walking distance of residential areas and where existing

commercial uses of similar intensities has already been established. Given the subject property's proximity to properties with future land use designation "Neighborhood Commercial" and "Mixed Use", and its location at the end of a residential block and along an arterial road, the proposed amendment would be compatible with the surrounding area.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700255

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

Zoning Commission Hearing Date: October 17, 2023