



City of San Antonio

Agenda Memorandum

Agenda Date: July 12, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600039
(Associated Zoning Case Z-2023-10700138 CD)

SUMMARY:

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

Plan Adoption Date: May 2010

Current Land Use Category: “Neighborhood Commercial”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 12, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: MAM SA LLC c/o Mauricio Avila

Applicant: Resco Residential and Commercial

Representative: Octavio Viramontes

Location: Generally located in the 4600 block of North Stahl Park

Legal Description: Lot 10, Block 5, NCB 17762

Total Acreage: 1.77 acres

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Pepperidge Neighborhood Association

Applicable Agencies: Parks and Recreation, Office of Historic Preservation, Planning Department

Transportation

Thoroughfare: North Stahl Park

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Higgins Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are no VIA bus routes in proximity to the subject property.

Routes Served: NA

Comprehensive Plan

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

Plan Adoption Date: May 2010

Plan Goals:

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

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, bookstores, copy service, dry cleaning, or convenience stores without gasoline

Permitted Zoning Districts: O-1, NC, C-1

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:

Neighborhood Commercial

Current Land Use Classification:

Vacant (proposed Office Warehouse)

Direction: North

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Homes. Cemetery

Direction: West

Future Land Use Classification:

Parks and Open Space

Current Land Use Classification:

Vacant

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 or within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Neighborhood Commercial” to “Community Commercial” is necessary to rezone the properties to “C-2 CD” Commercial District with a Conditional Use for Office Warehouse (Flex Space). While “Neighborhood Commercial” is an appropriate land use designation for the subject property, “Community Commercial” is also in alignment with the existing development pattern. The subject property fronts a local street but is located near the intersection of a local street and a secondary arterial, where commercial zoning is already established. This aligns with the location criteria described in the description of the “Community Commercial” land use category. Additionally, the property is in an area with minimal public transportation options and minimal sidewalks. While it is situated near an established single-family residential neighborhood, these locational and physical characteristics lend themselves to a more vehicular oriented area as opposed to an area developed for pedestrian access, which is consistent with the “Community Commercial” land use category.

Finally, the existing “C-2NA” Commercial Nonalcoholic Sales District designation is not aligned with the current land use. There is already an opportunity for incompatible development on the property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "C-2NA HS AHOD" Commercial Nonalcoholic Sales Historic Airport Hazard Overlay District

Proposed Zoning: "C-2NA CD HS AHOD" Commercial Nonalcoholic Sales Historic Airport Hazard Overlay District with a Conditional Use for Office Warehouse (Flex Space)

Zoning Commission Hearing Date: July 18, 2023