



City of San Antonio

Agenda Memorandum

Agenda Date: March 21, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600090
(Associated Zoning Case Z-2023-10700333)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Plan

Plan Adoption Date: May 2010

Current Land Use Category: “Medium Density Residential”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 14, 2024. This item was continued from the January 24, 2024 meeting.

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: MAM SA, LLC

Applicant: Resco Residential & Commercial

Representative: Resco Residential & Commercial

Location: 13807 Bulverde Road

Legal Description: Lot 99, Block 7, NCB 17825

Total Acreage: 2.1915 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Eden Neighborhood Association

Applicable Agencies: Office of Historic Preservation, San Antonio International Airport, Planning Department

Transportation

Thoroughfare: Bulverde Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Public Transit: There are VIA transit options within a ½ mile of the subject property.

Routes Served: 502

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity 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 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours.
- 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: “Medium Density Residential”

Description of Land Use Category:

Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes.

Certain lower impact community-oriented uses such as churches, parks or community centers are appropriate.

Permitted Zoning Districts: “R-3”, “RM-4”, “RM-5”, “RM-6”, “MF-18”

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”, “O-1”, “O-1.5”

Land Use Overview

Subject Property

Future Land Use Classification:

“Medium Density Residential”

Current Land Use Classification:

Vacant, Sheds

Direction: North

Future Land Use Classification:

“Low Density Residential”, “Neighborhood Commercial”

Current Land Use Classification:

Residential Dwelling, Roofing Contractor

Direction: East

Future Land Use Classification:

“Low Density Residential”, “Public Institutional”

Current Land Use Classification:

Residential Dwelling, Athletic Complex

Direction: South

Future Land Use Classification:

“Public Institutional”, “Medium Density Residential”

Current Land Use Classification:

Church

Direction: West

Future Land Use Classification:

“Parks and Open Space”, “Mixed Use”

Current Land Use Classification:

Residential Dwelling, Church

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.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Approval.

The proposed Plan Amendment from “Medium Density Residential” to “Community Commercial” is requested to rezone the property to “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Office Warehouse and “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light Truck Repair. The property is fronting a Primary Arterial, with various land use designations ranging from low to medium intensity. The property could reasonably accommodate a “Community Commercial” land use designation, considering the property’s physical characteristics and the surrounding context being largely commercial. The property is sized to provide adequate buffers between the abutting “Low Density Residential” land use designation, as prescribed in the description of “Community Commercial” within the San Antonio International Airport Vicinity Plan.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700333 CD

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

Proposed Zoning: “C-2NA CD AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

Zoning Commission Hearing Date: February 20, 2024