



City of San Antonio

Agenda Memorandum

Agenda Date: March 27, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600020

Associated Zoning Case Z-2024-10700039

SUMMARY:

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

Plan Adoption Date: May 2010

Current Land Use Category: "Public Institutional"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 27, 2024

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: Enclave West Ave, LLC

Applicant: Enclave West Ave, LLC

Representative: P.W. Christensen

Location: 11103 West Avenue

Legal Description: Lot 28, Block 38, NCB 11754

Total Acreage: 4.013

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: Greater Harmony Hills NA

Applicable Agencies: Aviation Department, Planning Department

Transportation

Thoroughfare: West Avenue

Existing Character: Secondary Arterial

Proposed Changes: None known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 2, 602

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 development
- Goal III: Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design

Comprehensive Land Use Categories:

Land Use Category: "Public Institutional"

Description of Land Use Category: Public, quasi-public, utility company and institutional use. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

Permitted Zoning Districts: Varies

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:

"Public Institutional"

Current Land Use Classification:

Commercial Buildings, Office Space

Direction: North

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Church, Single-Family Residential Units

Direction: East

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Auto Repair, Food Service, Animal Clinic

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Montessori School, Single-Family Residential Units

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Single-Family Residential Units, Commercial Building

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 San Pedro Metro Premium Transit Corridor.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed Plan Amendment from "Public Institutional" to "Community Commercial" is requested to rezone the property to "C-2 AHOD" Commercial Airport Hazard Overlay District, to permit medical offices and general office space for the entire site. The subject property is an established office/commercial development that is situated on a Secondary Arterial, granting access to various neighborhoods. While there is existing "Neighborhood Commercial" along the West Avenue corridor, staff finds the size and placement of the property appropriate for the proposed higher intense land use classification. The applicant has split zoning with "C-3NA" General Commercial Nonalcoholic Sales District along West Avenue and "C-1" Light Commercial District in the rear, so they're requesting a change of zoning to blanket the entire property with a singular "C-2" Commercial District.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700039

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: April 2, 2024