



City of San Antonio

Agenda Memorandum

Agenda Date: December 14, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

PLAN AMENDMENT CASE PA-2022-11600098
(Associated Zoning Case Z-2022-10700278)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: This item was continued from the October 26, 2022 and the November 16, 2022 hearings.

Case Manager: Ann Benavidez, Planner

Property Owner: Chris and Raquel Kangur

Applicant: Chris and Raquel Kangur

Representative: Chris and Raquel Kangur

Location: 9446 Espada Road

Legal Description: 1.823 acres out of NCB 11173

Total Acreage: 1.823 Acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Villa Coronado

Applicable Agencies: Office of Historic Preservation, Stinson Airport, World Heritage Organization

Transportation

Thoroughfare: Espada Road

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

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
 - Objective 1.2 Discourage developments of incompatible uses on vacant land
- Goal II: Encourage economic growth that enhances airport operations and surrounding 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 houses on individual lots; Accessory dwelling units (carriage houses, granny flats, etc.) are allowed. Certain lower impact community-oriented uses such as schools, churches, parks or community center are appropriate

Permitted Zoning Districts: R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15

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 area 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 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 clinics.

Permitted Zoning Districts: NC, C-1, C-2, C-2P, UD, 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:

Parks Open Space

Current Land Use Classification:

Park, Vacant

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Residential Dwelling

Direction: West

Future Land Use Classification:

Low Density Residential, Business Park

Current Land Use:

Vacant, Concrete Product Supplier

ISSUE: None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

The proposed land use amendment from “Low Density Residential” to “Community Commercial” is requested to rezone the property to "IDZ-1" Limited Intensity Infill Development Zone District with uses permitted for five (5) dwelling units and a Food Service Establishment. The proposed “Community Commercial” is inappropriate and inconsistent with abutting land uses. The neighboring properties have “Low Density Residential” future land use designations, with large lot single family land uses that align with this. While there is industrial land use across the street from the subject properties, there is an intentional land use buffer of “Low Density Residential” separating the two. Additionally, Espada Road is a local street which is not ideal for properties that accommodate more intense land uses.

The applicant could amend to “Neighborhood Commercial” land use for less intensity and for their proposed uses, however it does not change staff’s recommendation of denial. Staff does not support commercial land use encroachment to any degree.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "R-6 H RIO-6 AHOD" Residential Single-Family Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District

Proposed Zoning: "IDZ-1 H RIO-6 AHOD" Limited Intensity Infill Development Zone Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District with uses permitted for five (5) dwelling units and Food Service Establishment

Zoning Commission Hearing Date: November 1, 2022