



City of San Antonio

Legislation Details (With Text)

File #: 15-3418

Type: Plan Amendment

In control: City Council A Session

On agenda: 6/18/2015

Title: PLAN AMENDMENT #15042 (Council District 9): An Ordinance amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.826 acres of land being out Lot 1, Block 4, NCB 17653, located at 12600 Block of Jones Maltsberger Road, from "Neighborhood Commercial" to "Community Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2015184 S)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PA15042 Adopted and Proposed LU, 2. PA 15042 Aerial Map, 3. Signed PC Resolution PA15042, 4. Ordinance 2015-06-18-0624

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

Plan Amendment 15042
(Associated Zoning Case Number Z2015184 S)

SUMMARY:

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

Plan Adoption Date: May 20, 2010

Current Land Use Category: Neighborhood Commercial

Proposed Land Use Category and Related Action: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 13, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Cockroach Cay, LLC

Applicant: GFR Development Services, LLC

Representative: Kaufman and Killen, Inc.

Location: Lot 1, Block 4, NCB 17653, located at 12600 Block of Jones Maltsberger Road

Total Acreage: 1.826

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Townhomes of Northpark Homeowner Association

Planning Team: None

Applicable Agencies: Aviation Department

Transportation

Thoroughfare: Jones Maltsberger Road

Existing Character: Secondary Arterial A 86'

Proposed Changes: None

Thoroughfare: Budding Boulevard

Existing Character: Local Street

Proposed Changes: None

Public Transit:

None.

ISSUE:

Comprehensive Plan

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

Plan Adoption Date: May 20, 2010

Update History: None

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

Objective 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

Objective 2.1 Upgrade and enhance air-front commercial and business park property that is declined, is current vacant, or underutilized

Comprehensive Land Use Categories

Neighborhood Commercial: Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop-front retail that serve a market equivalent to a neighborhood.

Should be located at intersections of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where existing commercial areas is already established.

Examples are flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barber shops, book stores, copy services, dry cleaning, or convenience stores without gasoline.

Example Zoning Districts:

NC, C-1, O-1,

Comprehensive Land Use Categories

Community Commercial: 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 repairs shops, and medical clinic.

Example 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 Use

Vacant

North

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Homes

East

Future Land Use Classification

Neighborhood Commercial, Low Density Residential

Current Use

Commercial Uses, Single-Family Townhomes

South

Future Land Use Classification

Neighborhood Commercial, Low Density Residential

Current Use

Commercial Uses, Single-Family Townhomes

West

Future Land Use Classification

Medium Density Residential

Current Use

Single-Family Homes

Land Use Analysis

The applicant requests this plan amendment in order to allow the development of the subject property as a carwash. The property is currently vacant, it is located adjacent to a “Secondary Arterial Type “A” Thoroughfare (Jones Maltsberger Road), and the property is located adjacent to an established commercial area (a gas station to the Southwest and a shopping mall to the Northeast). The proposed carwash will complement the existing gas station with a related business. The proposed land use change to “Community Commercial” complies with the vision statement to redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons. In addition, the proposed change upgrades and enhances the vacant and underutilized property by developing the property into a business. The proposed change supports the goals of

the San Antonio International Airport Vicinity Land Use Plan of promoting compatibility and appropriateness between uses, and protecting airport operations from incompatible uses.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the San Antonio International Airport Vicinity land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The proposed amendment to the “Community Commercial” use classification is consistent with the land use designation of the San Antonio International Airport Vicinity Land Use Plan and compatible with the existing development pattern.

PLANNING COMMISSION RECOMMENDATION: Approval. Resolution Attached

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015184 S

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

Proposed Zoning: "C-2 S AHOD" Commercial Airport District Overlay District with a Specific Use Authorization for a Carwash

Zoning Commission Hearing Date: May 19, 2015

Zoning Commission Recommendation: Approval (7-0)