



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-2756

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 4/27/2016

**Title:** PLAN AMENDMENT # 16037 (Council District 9): A request by Sia Sayyadi, for approval of a resolution to amend 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 1.501 acres of land out of NCB 17087, generally located at the intersection of Vista Del Norte and Wurzbach Parkway from "Neighborhood Commercial" to "Community Commercial." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_16037, 2. Aerial-PA\_16037, 3. PA 16037 Signed Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment 16037  
(Associated Zoning Case Z2016140)

**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:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 27, 2016

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Orion Vista Partners, LTD

**Applicant:** Sia Sayyadi

**Representative:** Sia Sayyadi

**Location:** Intersection of Vista Del Norte and Wurzbach Parkway

**Legal Description:** 1.501 acres out of NCB 17087

**Total Acreage:** 1.501

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** The Oaks of Vista Del Norte Homeowners Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Wurzbach Parkway

**Existing Character:** Super Arterial Type A

**Proposed Changes:** None.

**Thoroughfare:** Vista Del Norte

**Existing Character:** Local Street

**Proposed Changes:** None.

**Public Transit:** VIA Bus Route 2 is located near the subject property, at the intersection of Blanco Road and Wurzbach Parkway.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** May 20, 2010

**Plan Goals:** Goal II: Encourage economic growth that enhances airport operations and development.

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, book stores, copy service, dry cleaning, or convenience stores without gasoline.

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

**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**

Neighborhood Commercial

**Current Use**

Vacant Lot

North

**Future Land Use Classification**

Parks/Open Space, Low Density Residential

**Current Use**

Parkway, Single-Family Residences

East

**Future Land Use Classification**

Neighborhood Commercial

**Current Use**

Vacant Lot

South

**Future Land Use Classification**

High Density Residential

**Current Use**

Multi-Family Residences

West

**Future Land Use Classification**

Parks/Open Space, High Density Residential

**Current Use**

Multi-Family Residences, Parkway

**Land Use Analysis**

The current land use designation, under the San Antonio International Airport Vicinity Plan, is Neighborhood Commercial, which is not suitable for the subject property as currently zoned “C-2” Commercial. This plan amendment and associated rezoning are being requested to rezone the vacant lot to a zoning district that permits the development of a convenience store with gas sales and a carwash. The requested Community Commercial land use designation is appropriate as this land use designation permits the existing “C-2” zoning. Furthermore, the property is located along Wurzbach Parkway, a major thoroughfare that has a high traffic volume and is buffer area between the parkway to the north and multi-family uses to the south. The San Antonio International Airport Vicinity Plan encourages improving the quality of commercial corridors and attracting commercial development that is compatible with surrounding communities.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends Approval. The requested land use change will allow for a convenience store with gas sales and a carwash and will not have significant impact on surrounding properties. The existing zoning of "C-2" conforms to the requested Community Commercial land use designation.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2016140

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

Proposed Zoning: "C-2 S MLOD AHOD" Commercial Military Lighting Overlay Airport Hazard Overlay District with Specific Use Authorization for a Convenience Store (with Gasoline and Carwash)

Zoning Commission Hearing Date: May 3, 2016