



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-2256

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 3/7/2019

**Title:** PLAN AMENDMENT CASE # PA-2018-900023 (Council District 2): Ordinance amending 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 from "High Density Residential" to "Community Commercial" on Lot 11, Block 2, NCB 12524, located at 3951 Eisenhower Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2018-900077)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2019-03-07-0195

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment PA-2018-900023  
(Associated Zoning Case Z-2018-900077)

**SUMMARY:**

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

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

**Current Land Use Category:** "High Density Residential"

**Proposed Land Use Category:** "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 13, 2018

**Case Manager:** Dominic Silva, Planner

**Property Owner:** Roof Eisenhauer, Ltd.

**Applicant:** DKML, L.L.C.

**Representative:** Patrick William Christensen

**Location:** 3951 Eisenhower Road

**Legal Description:** Lot 11, Block 2, NCB 12524

**Total Acreage:** .4829

**Notices Mailed**

**Owners of Property within 200 feet:** 27

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Northeast ISD

**T Transportation**

**Thoroughfare:** Eisenhower Road

**Existing Character:** Minor

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Bus routes served: 505

**Thoroughfare:** Harlow Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Bus routes served: 505

**Comprehensive Plan**

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

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

**Plan Goals:**

- GOAL I; Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours.
- GOAL II; Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized.
- GOAL II; Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.
- GOAL IV; Objective 4.4: Support commercial redevelopment through comprehensive rezoning and incentive zoning.

**Comprehensive Land Use Categories**

**Land Use Category:** “High Density Residential”

All residential uses, including apartments, condominiums and assisted living facilities Typically located along or near major arterials or collectors May be used as a transitional buffer between lower density residential uses and non-residential uses.

**Related Zoning Districts:** MF-25, MF-33, MF-40, MF-50

**Land Use Category:** “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 repair shops and medical clinic.

**Related Zoning Districts:** NC, C-1, C-2, C-2P, O-1, O-1.5

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

High Density Residential

**Current Land Use Classification:**

High Density Residential

Direction: North

**Future Land Use Classification:**

High Density Residential

**Current Land Use Classification:**

High Density Residential

Direction: East

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Community Commercial

Direction: South

**Future Land Use Classification:**

Public Institutional

**Current Land Use Classification:**

Public Institutional

Direction: West

**Future Land Use Classification:**

Community Commercial

**Current Land Use:**

Community Commercial

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is within a ½ of a mile of the NE I-35 and Loop 410 Regional Center.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (8-0) recommend Approval.

The proposed land use amendment from “High Density Residential” to “Community Commercial” is requested in order to rezone the property to “C-2 CD AHOD” Commercial Airport Hazard Overlay District with

Conditional Use for Auto Sales (Full Service). The subject property is well suited for the “Community Commercial” land use designation proposed as it is located along Eisenhower Road. Within the immediate area of the subject property, there are “C-2” and “C-3” zoned commercial properties. San Antonio International Airport Vicinity Land Use Plan objectives include the need to redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons and support commercial redevelopment through comprehensive rezoning and incentive zoning.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan.
2. Make an alternate recommendation.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2018-900077**

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

Requested Zoning: “C-2 CD AHOD” Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales (Full Service)

Zoning Commission Hearing Date: February 5, 2018