



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-1106

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 4/6/2017

**Title:** PLAN AMENDMENT # 17008 (Council District 10): An Ordinance amending the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" to "Community Commercial" on Lot 3, NCB 13751, located at 3315 Nacogdoches Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017018 CD)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial Map, 2. PA 17008 Signed Resolution, 3. PA 17008 Proposed LU Map, 4. Draft Ordinance.pdf, 5. Ordinance 2017-04-06-0235

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment 17008  
(Associated Zoning Case Z2017018 CD)

**SUMMARY:**

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

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

**Current Land Use Category:** Parks/Open Space

**Proposed Land Use Category:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 14, 2016

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Mario A. Martinez and Deyanira Martinez

**Applicant:** Jerry Arredondo

**Representative:** Jerry Arredondo

**Location:** 3315 Nacogdoches Road

**Legal Description:** Lot 3, NCB 13751

**Total Acreage:** 1.685

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Parks and Aviation

**Transportation**

**Thoroughfare:** Nacogdoches Road

**Existing Character:** Secondary arterial.

**Proposed Changes:** None known.

**Thoroughfare:** Titan Drive

**Existing Character:** Local Road.

**Proposed Changes:** None known.

**Public Transit:**

VIA route 9 and 10 are located directly in front of the subject property.

**ISSUE:**

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

**Update History:** None

Goal: Preserving neighborhood integrity and preventing commercial encroachment.

**Comprehensive Land Use Categories**

**Parks/Open Space:** Public and private lands available for active use or passive enjoyment. May include city parks as well as private parks associated with homeowner associations. Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards

**Example Zoning Districts:**

RP, All Residential Districts, G

**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 repair shops, and medical clinic.

**Example Zoning Districts:**

NC, C-1, C-2, C-2P, O-1, and O-1.5

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Parks/Open Space

**Current Use**

Commercial

North

**Future Land Use Classification**

Low Density Residential and Parks/Open Space

**Current Use**

Single-Family Residence and ROW

East

**Future Land Use Classification**

Parks/Open Space

**Current Use**

Vacant

South

**Future Land Use Classification**

Community Commercial

**Current Use**

Industrial

West

**Future Land Use Classification**

Low Density Residential, Parks/Open Space and Neighborhood Commercial

**Current Use**

Single-Family Residences, ROW and commercial

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to have outside storage of tires. The subject property is located at the intersection of Nacogdoches Road and Titan Drive. Community Commercial is appropriate along Nacogdoches Road. The requested Community Commercial classification supports the San Antonio International Airport Vicinity Plan's objective of preserving neighborhood integrity.

**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 Community Commercial is appropriate because it is located at an intersection and fronts along an arterial street.

**PLANNING COMMISSION RECOMMENDATION:** Approval (10-0)

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2017018 CD

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

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Outside Storage and Display of Tires

Zoning Commission Hearing Date: February 21, 2017.