



City of San Antonio

Legislation Details (With Text)

File #: 20-5416

Type: Plan Amendment

In control: City Council A Session

On agenda: 10/1/2020

Title: PLAN AMENDMENT CASE PA-2020-11600036 (Council District 3): Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on Lot 2B, NCB 9483, located at 6831 South Flores Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2020-10700145)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Draft Ordinance, 3. Ordinance 2020-10-01-0717

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 2020-11600036
(Associated Zoning Case 2020-10700145)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 22, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Hector Hernandez

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 6831 South Flores Street

Legal Description: Lot 2B, NCB 9483

Total Acreage: 0.4003

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Stinson Airport

Transportation

Thoroughfare: South Flores

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: West Harding Boulevard

Existing Character: Collector

Proposed Changes: None

Public Transit: 43

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Plan Goals:

Stinson Airport Vicinity Land Use Plan: Encourage compatible commercial uses along corridors that serve the neighborhoods.

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.

Goal IV: Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design.

Objective 4.1: Create a sense of place that represents local culture and heritage.

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 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 and O-1

Land Use Category: “Regional Commercial”

Description of Land Use Category: High intensity land uses that draw their customer base from a larger region. Should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area. Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted. Examples are automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses.
Permitted Zoning Districts: NC, C-1, C-2, C-2P, C-3, UD, O-1, O-1.5 and O-2.

Land Use Overview

Subject Property

Future Land Use Classification: “Neighborhood Commercial”

Current Land Use Classification: Automotive Service Garage

Direction: North

Future Land Use Classification: “Neighborhood Commercial”

Current Land Use Classification: Dales Motor Company Car Dealer

Direction: East

Future Land Use Classification: “Neighborhood Commercial”

Current Land Use Classification: San Jose Motors Car Dealer, SA Pre-Owned Autos and Fox Sports Bar

Direction: South

Future Land Use Classification: “Public Institutional” and “Low Density Residential”

Current Land Use Classification: IDEA South Flores and Single Family Residences

Direction: West

Future Land Use Classification: “Neighborhood Commercial” and “Low Density Residential”

Current Land Use: Dales Motor Company Car Dealer and Single-Family Residences

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center but is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Denial.

The applicant requests a plan amendment from “Neighborhood Commercial” to “Regional Commercial” in order to change the zoning to “C-3” General Commercial District. The current land use of Neighborhood Commercial is appropriate at this location. Regional Commercial land uses should be located at intersections of major arterials and freeways. Additionally, given the size of the property, a base zoning district of “C-1” Light Commercial District would be appropriate and not require a Plan Amendment.

ALTERNATIVES:

1. Recommend Approval of the proposed amendment to the San Antonio International Vicinity Land Use Plan, as presented above.

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Zoning Case: Z-2020-10700145

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: August 4, 2020