



# City of San Antonio

## Agenda Memorandum

**File Number:** 18-4142

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**Agenda Item Number:** P-4.

**Agenda Date:** 8/2/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 18065

(Associated Zoning Case Z2018211)

**SUMMARY:**

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

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

**Plan Update History:** None

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

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

**BACKGROUND INFORMATION:**

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

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** BSW Sunset Road Investors, Ltd

**Applicant:** BSW Sunset Road Investors, Ltd

**Representative:** Kaufman & Killen, Inc.

**Location:** 430 West Sunset Road

**Legal Description:** Lot 6, Block 1, NCB 11883

**Total Acreage:** 2.003

**Notices Mailed**

**Owners of Property within 200 feet:** 9

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

**Applicable Agencies:** Aviation

**Transportation**

**Thoroughfare:** West Sunset Road

**Existing Character:** Minor Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Treeline Park

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 647 is directly in front of the subject property.

**ISSUE:**

**Comprehensive Plan**

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

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

**Update History:** None

**Plan Goals:** 2.2 Encourage commercial development that respects the integrity of existing residential development  
4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning

**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 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, O-1, O-1.5, O-2

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Regional Commercial, Medium Density Residential, Mixed Use

**Current Land Use Classification:**

Home Depot, Apartments, Single-Family Residences

Direction: East

**Future Land Use Classification:**

Community Commercial, Mixed Use, High Density Residential

**Current Land Use Classification:**

Medical Office, Café,

Direction: South

**Future Land Use Classification:**

Community Commercial, Parks and Open Space

**Current Land Use Classification:**

Christus Santa Rosa Hospital Alamo Heights

Direction: West

**Future Land Use Classification:**

None

**Current Land Use:**

US Highway 281 North

**FISCAL IMPACT:**

None.

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

The subject property is within the Greater Airport Area, but not with a Premium Transit Corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (10-0) recommend Approval.

The current “Community Commercial” land use designation does not match the current “C-3” zoning district, therefore a plan amendment is required to align the land use and zoning. In addition, “Regional Commercial” is appropriate being adjacent to Highway 281, which encourages higher intensity land 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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018211**

Current Zoning: “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District and “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District

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

Zoning Commission Hearing Date: June 19, 2018