



City of San Antonio

Agenda Memorandum

File Number:20-1089

Agenda Item Number: 10.

Agenda Date: 1/22/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Plan Amendment PA2019-11600099

(Associated Zoning Case Z2019-10700334)

SUMMARY:

Comprehensive Plan Component: San Antonio International Vicinity Land Use Plan

Plan Adoption Date: May 2010

Current Land Use Category: “Parks Open Space,” “Business Park,” and “Public Institutional”

Proposed Land Use Category: “Community Commercial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 22, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Coker United Methodist Church (c/o John Roy)

Applicant: Worth & Associates (c/o Charlie Fulton)

Representative: Patrick W. Christensen

Location: 12600 Block of West Avenue and 200 Block of North Loop Road

Legal Description: 10.864 acres out of NCB 17184

Total Acreage: 10.864 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis, Parks and Recreation Department, Aviation Department

Transportation

Thoroughfare: North Loop Road

Existing Character: Local

Proposed Changes: None

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

Routes: 602, 648

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Vicinity Land Use Plan

Plan Adoption Date: May 2010

Plan Goals:

Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

Objective 3.3: Continue development of Wurzbach Parkway as a major east-west connector

Comprehensive Land Use Categories

Land Use Category: “Parks Open Space”

Description of Land Use Category: 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.

Permitted Zoning Districts: RP, G

Land Use Category: “Business Park”

Description of Land Use Category: Medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations. Should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses should be separated from residential areas with landscaped buffers and should feature monument signage and lighting that is oriented away from adjacent sites. No residential uses are allowed.

Permitted Zoning Districts: BP, C-2, C-3, O-1, O-1.5

Land Use Category: “Public Institutional”

Description of Land Use Category: Public, quasi-public, utility company and institutional use. Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

Permitted Zoning Districts: Varies

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: “Parks Open Space,” “Business Park,” and “Public Institutional”

Current Land Use Classification: Vacant land, Coker Scout Lodge, Coker United Methodist Church, parking lots

Direction: North

Future Land Use Classification: “Business Park”

Current Land Use Classification: Parking lots, vacant land

Direction: East

Future Land Use Classification: “Neighborhood Commercial,” “Public Institutional” and “Parks Open Space”

Current Land Use Classification: Heating and Air company, wildlife rescue service

Direction: South

Future Land Use Classification: “Parks Open Space” and “Business Park”

Current Land Use Classification: General contractor

Direction: West

Future Land Use Classification: “Parks Open Space” and “Neighborhood Commercial”

Current Land Use: Restaurants, single family homes, Walker Ranch trails

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

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

STAFF ANALYSIS & RECOMMENDATION:

Staff recommends Approval.

The proposed “Community Commercial” land use designation is fitting for this property, being that it lies between “Business Park” and “Neighborhood Commercial.” The San Antonio International Vicinity Land Use Plan calls for enhancing air front commercial and business park property that is currently vacant or underutilized as well as the continuation of development of Wurzbach Parkway as a major east-west connector. This request fulfills both of these goals and is appropriate for this property and the surrounding area.

ALTERNATIVES:

1. Recommend Denial 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 Z2019-10700334

Current Zoning: “C-2 MLOD-1 MLR-2 AHOD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “C-3 MLOD-1 MLR-2 AHOD” General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, “I-1 MLOD-1 MLR-2 AHOD” General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and “R-6 MLOD-1 MLR-2 AHOD” Single-Family Residential Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Proposed Zoning: “O-1.5 MLOD-1 MLR-2 AHOD” Office Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Zoning Commission Hearing Date: February 4, 2020