



City of San Antonio

Agenda Memorandum

File Number: 14-1635

Agenda Item Number: P-4.

Agenda Date: 8/21/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Plan Amendment 14060

SUMMARY:

An Ordinance amending the future land use plan contained in the **Stinson Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 1.629 acre tract of land out of Lot 7, 8, and 9, Block 3, NCB 10922 located on a portion of the 8800-8900 Blocks of South Presa Street from **Neighborhood Commercial** to **Community Commercial**.

BACKGROUND INFORMATION:

Case Manager: Ernest Brown, Planner

Applicant: Jennifer Escamilla

Owner: Emillo and Luz Maria Escamilla

Property Location: 1.629 acres of land out of Lot 7, 8, and 9, Block 3, NCB 10922 on a portion of the 8800-8900 Block of South Presa Street.

Acreage: 1.629

Current Land Use of Site: Motel and vacant land

Adjacent Land Use:

NE/E: Designated Low Density Residential; occupied by Single Family Residential

NW: Designated Neighborhood Commercial; occupied by Single Family Residential, Vacant Land and Restaurant.

W/SW: Designated Park/Open Space; occupied by Open Space and Residential

SE: Designated Neighborhood Commercial; occupied by Restaurant and Manufacturing

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 9, 2009

Update History: NA

Plan Goals:

Goal I: Protect the quality of life of residents including health, safety and welfare

Objective 1.1 Protect integrity of exiting residential neighborhoods

Objective 1.2 Discourage developments of incompatible uses on vacant land.

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.

LAND USE ANALYSIS

The subject property fronts South Presa Street between Graf Road and an unnamed Street at Presa Street and backs up to Old Corpus Christi Road. The subject property is classified as Neighborhood Commercial in the Stinson Airport Vicinity Land Use Plan. This area is in the south rural portion of the city limits. The existing land use on the subject property is a Motel. The applicant requests this plan amendment and subsequent zoning change to allow the expansion of the existing Motel on abutting vacant property.

The Stinson Airport is approximately 0.7 miles west of the subject property. Across from the subject property to the north is classified as Low Density Residential with existing low density residential homes. The proposed future expansion of the Motel services is consistent with the Goal and Objectives of the Stinson Airport Vicinity Land Use Plan, which encourage commercial development that respects the integrity of the existing residential development and discourage development of incompatible uses on vacant land. The City's Unified Development Code requires commercial zoning districts to provide off-street parking and vehicle use areas adjacent to residential uses to include buffer landscaping, lighting, and signage controls. Properties fronting this section of South Presa Street are existing commercial land uses.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identified South Presa Street as a Secondary Arterial Type A roadway with no curbs or sidewalks on both sides. This section of Old Corpus Christi Road serves as a local street and dead ends. There is a VIA bus stop located at South Presa and Graf Road served by route 36 on South Presa Street. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property is accessible from South Presa Street and Old Corpus Christi Road. Because of the amount of frontage the subject property has on South Presa Street there will be no need for accessibility from Old Corpus Christi Road.

COMMUNITY FACILITIES ANALYSES:

The Acequia, Mission Parkways, San Antonio River and Mission San Juan Capistrano are nearby the subject property. The existing community facilities could support any additional demand generated by the requested land use change.

ALTERNATIVES:

No action will maintain the current future land use classification of Neighborhood Commercial.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. Community Commercial is consistent with the existing use of the property and the goals and

objectives of the Stinson Airport Vicinity Land Use Plan. This location is suitable for the continuation and future expansion of the services provided by the Motel.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: July 9, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: June 19, 2014

No. of notices mailed 10 days prior to Public Hearing: 25 to owners of property within 200 feet; 14 to planning team members, and 1 to applicant.

Registered Neighborhood Association (s) notified: There is not registered neighborhood association within 200 feet of the subject property.

ZONING COMMISSION SUPPLEMENT INFORMATION:

Current zoning: C-1H MC-2 RIO-6 AHOD

Proposed zoning: No associated zoning case has been submitted at this time.