



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-3418

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

**Agenda Date:** 6/18/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** District 9

**SUBJECT:**

Plan Amendment 15042

(Associated Zoning Case Number Z2015184 S)

**SUMMARY:**

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

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

**Current Land Use Category:** Neighborhood Commercial

**Proposed Land Use Category and Related Action:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 13, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Cockroach Cay, LLC

**Applicant:** GFR Development Services, LLC

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

**Location:** Lot 1, Block 4, NCB 17653, located at 12600 Block of Jones Maltsberger Road

**Total Acreage:** 1.826

**Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Townhomes of Northpark Homeowner Association

**Planning Team:** None

**Applicable Agencies:** Aviation Department

### **Transportation**

**Thoroughfare:** Jones Maltsberger Road

**Existing Character:** Secondary Arterial A 86'

**Proposed Changes:** None

**Thoroughfare:** Budding Boulevard

**Existing Character:** Local Street

**Proposed Changes:** None

### **Public Transit:**

None.

### **ISSUE:**

#### **Comprehensive Plan**

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

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

**Update History:** None

**Goal II: Encourage economic growth that enhances airport operations and surrounding development**

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

**Objective 2.1** Upgrade and enhance air-front commercial and business park property that is declined, is current vacant, or underutilized

#### **Comprehensive Land Use Categories**

**Neighborhood Commercial:** Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop-front retail that serve a market equivalent to a neighborhood.

Should be located at intersections of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where existing commercial areas is already established.

Examples are flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barber shops, book stores, copy services, dry cleaning, or convenience stores without gasoline.

**Example Zoning Districts:**

NC, C-1, O-1,

#### **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 repairs shops, and medical clinic.

**Example Zoning Districts:**

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

#### **Land Use Overview**

Subject Property

**Future Land Use Classification**

Neighborhood Commercial

**Current Use**

Vacant

North

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Single-Family Homes

East

**Future Land Use Classification**

Neighborhood Commercial, Low Density Residential

**Current Use**

Commercial Uses, Single-Family Townhomes

South

**Future Land Use Classification**

Neighborhood Commercial, Low Density Residential

**Current Use**

Commercial Uses, Single-Family Townhomes

West

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Single-Family Homes

**Land Use Analysis**

The applicant requests this plan amendment in order to allow the development of the subject property as a carwash. The property is currently vacant, it is located adjacent to a “Secondary Arterial Type “A” Thoroughfare (Jones Maltsberger Road), and the property is located adjacent to an established commercial area (a gas station to the Southwest and a shopping mall to the Northeast). The proposed carwash will complement the existing gas station with a related business. The proposed land use change to “Community Commercial” complies with the vision statement to redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons. In addition, the proposed change upgrades and enhances the vacant and underutilized property by developing the property into a business. The proposed change supports the goals of the San Antonio International Airport Vicinity Land Use Plan of promoting compatibility and appropriateness between uses, and protecting airport operations from incompatible 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.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends approval. The proposed amendment to the “Community Commercial” use classification is consistent with the land use designation of the San Antonio International Airport Vicinity Land Use Plan and compatible with the existing development pattern.

**PLANNING COMMISSION RECOMMENDATION:** Approval. Resolution Attached

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2015184 S

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

Proposed Zoning: "C-2 S AHOD" Commercial Airport District Overlay District with a Specific Use Authorization for a Carwash

Zoning Commission Hearing Date: May 19, 2015

Zoning Commission Recommendation: Approval (7-0)