



City of San Antonio

Legislation Details (With Text)

File #: 17-1106
Type: Plan Amendment
In control: City Council A Session
On agenda: 4/6/2017
Title: PLAN AMENDMENT # 17008 (Council District 10): An Ordinance amending the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" to "Community Commercial" on Lot 3, NCB 13751, located at 3315 Nacogdoches Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017018 CD)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Aerial Map, 2. PA 17008 Signed Resolution, 3. PA 17008 Proposed LU Map, 4. Draft Ordinance.pdf, 5. Ordinance 2017-04-06-0235

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Plan Amendment 17008
(Associated Zoning Case Z2017018 CD)

SUMMARY:
Comprehensive Plan Component: San Antonio International Airport Vicinity Plan

Plan Adoption Date: May 20, 2010

Current Land Use Category: Parks/Open Space

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:
Planning Commission Hearing Date: December 14, 2016

Case Manager: Nylih Acosta, Planner

Property Owner: Mario A. Martinez and Deyanira Martinez

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 3315 Nacogdoches Road

Legal Description: Lot 3, NCB 13751

Total Acreage: 1.685

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Parks and Aviation

Transportation

Thoroughfare: Nacogdoches Road

Existing Character: Secondary arterial.

Proposed Changes: None known.

Thoroughfare: Titan Drive

Existing Character: Local Road.

Proposed Changes: None known.

Public Transit:

VIA route 9 and 10 are located directly in front of the subject property.

ISSUE:

Plan Adoption Date: May 20, 2010

Update History: None

Goal: Preserving neighborhood integrity and preventing commercial encroachment.

Comprehensive Land Use Categories

Parks/Open Space: 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

Example Zoning Districts:

RP, All Residential Districts, G

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 repair shops, and medical clinic.

Example Zoning Districts:

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

Land Use Overview

Subject Property

Future Land Use Classification

Parks/Open Space

Current Use

Commercial

North

Future Land Use Classification

Low Density Residential and Parks/Open Space

Current Use

Single-Family Residence and ROW

East

Future Land Use Classification

Parks/Open Space

Current Use

Vacant

South

Future Land Use Classification

Community Commercial

Current Use

Industrial

West

Future Land Use Classification

Low Density Residential, Parks/Open Space and Neighborhood Commercial

Current Use

Single-Family Residences, ROW and commercial

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to have outside storage of tires. The subject property is located at the intersection of Nacogdoches Road and Titan Drive. Community Commercial is appropriate along Nacogdoches Road. The requested Community Commercial classification supports the San Antonio International Airport Vicinity Plan's objective of preserving neighborhood integrity.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the San Antonio International Airport Vicinity Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends Approval. The requested Community Commercial is appropriate because it is located at an intersection and fronts along an arterial street.

PLANNING COMMISSION RECOMMENDATION: Approval (10-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017018 CD

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

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Outside Storage and Display of Tires

Zoning Commission Hearing Date: February 21, 2017.