



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6119  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 11/13/2017  
**Title:** PLAN AMENDMENT CASE # 18002 (Council District 1): A request by Brown & Ortiz, P.C. for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Regional Commercial" on 2.942 acres out of NCB 11715, located at 9631 San Pedro Avenue. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017298 S)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Proposed Land Use, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA 18002  
(Associated Zoning Case Z2017298 S)

**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:** November 13, 2017

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** 9207 San Pedro, Ltd

**Applicant:** 9207 San Pedro, Ltd

**Representative:** Brown & Ortiz, P.C.

**Location:** 9631 San Pedro A venue

**Legal Description:** 2.942 acres out of NCB 11715

**Total Acreage:** 2.942

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** Greater Harmony Hills Neighborhood Association

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Lorene

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** McCarty Road

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** San Pedro Avenue

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA route 502 and 607 are within walking distance from the subject Property.

**ISSUE:**

**Comprehensive Plan**

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

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

**Update History:** None

**Plan Goals:** Encourage commercial development that respects the integrity of existing residential development

**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 facade 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, 0-1, 0-1.5

**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:**

North Park Vehicle Storage and Parking Lot

Direction: North

**Future Land Use Classification:**

Community Commercial and Low Density Residential

**Current Land Use Classification:**

Single-Family Residential, Retail Center

Direction: East

**Future Land Use Classification:**

Community Commercial, Regional Commercial

**Current Land Use Classification:**

Car Dealership Vehicle Storage Parking Lot, Pool Equipment

Direction: South

**Future Land Use Classification:**

Community Commercial Regional Commercial

**Current Land Use Classification:**

Retail Strip, North Park Mazda

Direction: West

**Future Land Use Classification:**

High Density Residential Low Density Residential

**Current Land Use:**

Apartment, Single-Family Residential

### **FISCAL IMPACT:**

None.

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

The Property is within the Greater Area Airport Regional Center and is within the San Pedro Metro Premium Plus route.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant proposes to rezone the property to allow for Auto Paint and Body for the existing North Park Subaru Dealership and Collision Center. The subject property is within close proximity to a Primary Arterial and other "Regional Commercial" land uses. This area along San Pedro Avenue has already transitioned to "Regional Commercial" along the eastern and southern portions of the subject property. Additional change to "Regional Commercial" within this block is supported and is consistent with the area and the use of the property. Allowing the change to "Regional Commercial" will also allow the existing Auto Paint and Body and Collision Center to be in compliance and expand.

**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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: 22017298 S**

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Auto Paint and Body Shop - Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways

Zoning Commission Hearing Date: November 7, 2017