



City of San Antonio

Agenda Memorandum

File Number:16-2756

Agenda Item Number: 11.

Agenda Date: 4/27/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Plan Amendment 16037

(Associated Zoning Case Z2016140)

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: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 27, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: Orion Vista Partners, LTD

Applicant: Sia Sayyadi

Representative: Sia Sayyadi

Location: Intersection of Vista Del Norte and Wurzbach Parkway

Legal Description: 1.501 acres out of NCB 17087

Total Acreage: 1.501

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: The Oaks of Vista Del Norte Homeowners Association

Applicable Agencies: None

Transportation

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial Type A

Proposed Changes: None.

Thoroughfare: Vista Del Norte

Existing Character: Local Street

Proposed Changes: None.

Public Transit: VIA Bus Route 2 is located near the subject property, at the intersection of Blanco Road and Wurzbach Parkway.

ISSUE:

Comprehensive Plan

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

Plan Adoption Date: May 20, 2010

Plan Goals: Goal II: Encourage economic growth that enhances airport operations and development.
Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.

Comprehensive Land Use Categories

Land Use Category: Neighborhood Commercial

Description of Land Use Category: Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood. Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples are flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.

Permitted Zoning Districts: NC, C-1, O-1

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 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

Neighborhood Commercial

Current Use

Vacant Lot

North

Future Land Use Classification

Parks/Open Space, Low Density Residential

Current Use

Parkway, Single-Family Residences

East

Future Land Use Classification

Neighborhood Commercial

Current Use

Vacant Lot

South

Future Land Use Classification

High Density Residential

Current Use

Multi-Family Residences

West

Future Land Use Classification

Parks/Open Space, High Density Residential

Current Use

Multi-Family Residences, Parkway

Land Use Analysis

The current land use designation, under the San Antonio International Airport Vicinity Plan, is Neighborhood Commercial, which is not suitable for the subject property as currently zoned “C-2” Commercial. This plan amendment and associated rezoning are being requested to rezone the vacant lot to a zoning district that permits the development of a convenience store with gas sales and a carwash. The requested Community Commercial land use designation is appropriate as this land use designation permits the existing “C-2” zoning. Furthermore, the property is located along Wurzbach Parkway, a major thoroughfare that has a high traffic volume and is buffer area between the parkway to the north and multi-family uses to the south. The San Antonio International Airport Vicinity Plan encourages improving the quality of commercial corridors and attracting commercial development that is compatible with surrounding communities.

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 land use change will allow for a convenience store with gas sales and a carwash and will not have significant impact on surrounding properties. The existing zoning of “C-2” conforms to the requested Community Commercial land use designation.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016140

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

Proposed Zoning: "C-2 S MLOD AHOD" Commercial Military Lighting Overlay Airport Hazard Overlay District with Specific Use Authorization for a Convenience Store (with Gasoline and Carwash)

Zoning Commission Hearing Date: May 3, 2016