



City of San Antonio

Agenda Memorandum

File Number:17-4748

Agenda Item Number: 19.

Agenda Date: 8/23/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 17065

(Associated Zoning Case Z2017216 S)

SUMMARY:

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

Plan Adoption Date: May 2010

Plan Update History: None

Current Land Use Category: "Community Commercial"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 23, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Yesh Properties, LLC

Applicant: Chuck Christian

Representative: Chuck Christian

Location: 10415 and 10427 Perrin Beitel Road

Legal Description: Lot 1, Block 1, NCB 16862 and 2.558 acres of land out of NCB 16862

Total Acreage: 4.212

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Transportation

Thoroughfare: Perrin Beitel Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial Type A

Proposed Changes: None known

Public Transit: Bus Route 14 runs along Perrin Beitel Road, and the closest stop (Stop #44187) is within a five (5)-minute walk of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Plan

Plan Adoption Date: May 2010

Update History: None

Plan Goals:

Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours

Objective 3.2: Continue development of Wurzbach Parkway as a major east-west connector

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 (Neighborhood Commercial), C-1 (Commercial), C-2 (Commercial), C-2P (Commercial), O-1 (Office), O-1.5 (Office)

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 (Neighborhood Commercial), C-1 (Commercial), C-2 (Commercial), C-2P (Commercial), C-3 (Commercial), O-1 (Office), O-1.5 (Office), O-2 (Office)

Land Use Overview

Subject Property

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Commerce Business Park, Automotive Repair Business

Direction: North

Future Land Use Classification:

Medium Density Residential, Light Industrial

Current Land Use Classification:

Condominiums, Automobile Brokers

Direction: East

Future Land Use Classification:

Community Commercial, Public/Institutional

Current Land Use Classification:

Restaurant

Direction: South

Future Land Use Classification:

Community Commercial, High Density Residential

Current Land Use Classification:

Commerce Business Park, Tire Service Center

Direction: West

Future Land Use Classification:

High Density Residential

Current Land Use:

Apartment Complex

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center.

The subject property is located within the Austin Highway Premium Transit Corridor.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed plan amendment is designated as “Community Commercial.” The applicant has requested the zone change and plan amendment to bring the current development into compliance. The subject property is located on the corner of Perrin Beitel and Wurzbach Parkway, which are a Secondary Arterial and Super Arterial, respectively. The requested “Regional Commercial” is suitable for this corner location given that the Perrin Beitel Corridor is lined with commercial uses and this corner is off of Wurzbach Parkway.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017216 S

Current Zoning: "I-1 AHOD" General Industrial 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

Zoning Commission Hearing Date: September 5, 2017