



City of San Antonio

Agenda Memorandum

File Number:17-6119

Agenda Item Number: 35.

Agenda Date: 11/13/2017

In Control: Planning Commission

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 Avenue

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, 0-1, 0-1.5, 0-2

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