



City of San Antonio

Agenda Memorandum

File Number:17-6120

Agenda Item Number: 34.

Agenda Date: 11/13/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment PA 17095

(Associated Zoning Case Z2017306)

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: "Low Density Residential"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 13, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: BPC Real Estate of Texas, LLC

Applicant: David Garza

Representative: David Garza

Location: 4154 Swans Landing

Legal Description: Lot 44, Block 1, NCB 14149

Total Acreage: 0.3916

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Greater Marymont Area
Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Swans Landing

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Perrin Bietel Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA route 14 is 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: Low Density Residential

Description of Land Use Category: Single family homes and accessory dwellings on a single lot, ideally within walking distance of schools and neighborhood commercial uses

Certain lower impact community oriented uses such as churches, parks or community centers are appropriate

Permitted Zoning Districts: R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP

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

Land Use Overview

Subject Property

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Office

Direction: North

Future Land Use Classification:

Community Commercial, Low Density Residential

Current Land Use Classification:

Retail Strip

Direction: East

Future Land Use Classification:

Community Commercial, Parks/ Open Space, Low Density Residential

Current Land Use Classification:

Apartments, Jiffy Lube, Veterinary Clinic

Direction: South

Future Land Use Classification:

Low Density Residential, Parks/ Open Space

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Low Density Residential

Current Land Use:

Single-Family Residences

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center or Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The property owner proposes to use the property for an adult daycare facility. The subject property is within close proximity to a secondary arterial and the intersection of Perrin Beitel and Loop 410. The change to "Community Commercial" would not drastically alter the character of the neighborhood due to the existing "Community Commercial" land use and development along Perrin Beitel and Swans Landing.

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: Z2017306

Current Zoning: "O-2 AHOD" High Rise Office Airport Hazard Overlay District

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

Zoning Commission Hearing Date: November 21, 2017