



City of San Antonio

Agenda Memorandum

File Number:18-3356

Agenda Item Number: 15.

Agenda Date: 5/23/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 18059

(Associated Zoning Case Z2018193)

SUMMARY:

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

Plan Adoption Date: May 20, 2010

Current Land Use Category: "High Density Residential"

Proposed Land Use Category: "Regional Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 23, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: GCC Rayo Investors LP

Applicant: Kahlig Properties

Representative: Brown & Ortiz

Location: 9215 Lorene Street

Legal Description: 0.462 acres out of NCB 11714

Total Acreage: 0.462

Notices Mailed

Owners of Property within 200 feet: 7

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

Applicable Agencies: None.

Transportation

Thoroughfare: Lorene Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Lockhill-Selma Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus route 2 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Plan

Plan Adoption Date: May 20, 2010

Plan Goals: Goal II: Encourage economic growth that enhances airport operations and surrounding development

Comprehensive Land Use Categories

Land Use Category: “High Density Residential”

Description of Land Use Category: All residential uses, including apartments, condominiums and assisted living facilities. The land use is typically located along or near major arterials or collectors. The land use may be used as a transitional buffer between lower density residential uses and non-residential uses. Not recommended within the Noise Contours.

Permitted Zoning Districts: “MF-25”, “MF-33”, “MF-40”, “MF-50”

Land Use Category: “Regional Commercial”

Description of Land Use Category: High intensity land uses that draw their customer base from a larger region. The land use should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area. The land use should incorporate well-defined entrances, shared internal circulation, and 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 of uses include 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:

“High Density Residential”

Current Land Use Classification:

Associated parking for an Apartment Complex

Direction: North

Future Land Use Classification:

“High Density Residential”

Current Land Use Classification:

Apartment Complex

Direction: East

Future Land Use Classification:

“Regional Commercial”

Current Land Use Classification:

Motor Vehicle Sales

Direction: South

Future Land Use Classification:

“Regional Commercial”

Current Land Use Classification:

Motor Vehicle Sales

Direction: West

Future Land Use Classification:

“Community Commercial”, “High Density Residential”

Current Land Use:

Motor Vehicle Sales, Apartment Complex

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Greater Airport Area Regional Center and also within a ½ of a mile of the San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed “Regional Commercial” is generally consistent with the goals and objectives of the San Antonio International Airport Vicinity Land Use Plan. The requested land use amendment is in agreement with the current development of the area with “Regional Commercial” being prevalent to the east and south of the property. The land use amendment is requested in order to rezone the property from “MF-33” Multi-Family District to “C-3” General Commercial District in order to permit the expansion of North Park Lexus located to the south of the property.

Relevant Goals and Objectives of the San Antonio International Airport Vicinity Plan include:

- Goal II: Encourage economic growth that enhances airport operations and surrounding development
- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
- Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning

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: Z2018193

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: June 6, 2018