



City of San Antonio

Agenda Memorandum

File Number:18-3814

Agenda Item Number: 27.

Agenda Date: 6/13/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 18065

(Associated Zoning Case Z2018211)

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: June 13, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: BSW Sunset Road Investors, Ltd

Applicant: BSW Sunset Road Investors, Ltd

Representative: Kaufman & Killen, Inc.

Location: 430 West Sunset Road

Legal Description: Lot 6, Block 1, NCB 11883

Total Acreage: 2.003

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Aviation

Transportation

Thoroughfare: West Sunset Road

Existing Character: Minor Arterial

Proposed Changes: None Known

Thoroughfare: Treeline Park

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 647 is directly in front of the subject property.

ISSUE:

Comprehensive Plan

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

Plan Adoption Date: May 20, 2010

Update History: None

Plan Goals: 2.2 Encourage commercial development that respects the integrity of existing residential development
4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning

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 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, O-1, O-1.5, O-2

Land Use Overview

Subject Property

Future Land Use Classification:

Community Commercial

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Regional Commercial, Medium Density Residential, Mixed Use

Current Land Use Classification:

Home Depot, Apartments, Single-Family Residences

Direction: East

Future Land Use Classification:

Community Commercial, Mixed Use, High Density Residential

Current Land Use Classification:

Medical Office, Café,

Direction: South

Future Land Use Classification:

Community Commercial, Parks and Open Space

Current Land Use Classification:

Christus Santa Rosa Hospital Alamo Heights

Direction: West

Future Land Use Classification:

None

Current Land Use:

US Highway 281 North

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the Greater Airport Area, but not with a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The current “Community Commercial” land use designation does not match the current “C-3” zoning district, therefore a plan amendment is required to align the land use and zoning. In addition, “Regional Commercial” is appropriate being adjacent to Highway 281, which encourages higher intensity land uses.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018211

Current Zoning: “C-3R AHOD” General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District and “C-3NA AHOD” General Commercial Nonalcoholic Sales Airport Hazard Overlay District

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

Zoning Commission Hearing Date: June 19, 2018