



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4464

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**Agenda Item Number:** P-1.

**Agenda Date:** 11/1/2018

**In Control:** City Council A Session

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**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 and Planning Commission (8-0) recommend 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