



# City of San Antonio

## Agenda Memorandum

**File Number:**14-1423

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**Agenda Item Number:** P-8.

**Agenda Date:** 6/19/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 9

**SUBJECT:**

Plan Amendment 14029

**SUMMARY:**

An Ordinance amending the future land use plan contained in the **San Antonio International Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 14.597 acres of land out of Parcel 12 and Parcel 15B, NCB 15009, located on the east side of Bitters Road between Loop 1604 and Ashton Village drive from **Public Institutional** to **Community Commercial** land use.

The Department and Planning Commission recommend approval. The proposed amendment to Community Commercial land use classification will provide consistency with the adjacent Community Commercial land use classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas. The proposed use will have minimal impact on adjacent properties.

**BACKGROUND INFORMATION:**

**Applicant:** Kaufman and Killen, Inc.

**Owner:** First Presbyterian Church of San Antonio

**Property Location:** Approximately 14.597 acres of land out of Parcel 12 and Parcel 15B, NCB 15009, located on the east side of Bitters Road between Loop 1604 and Ashton Village drive.

**Acreage:** 14.597

**Current Land Use of site:** Vacant land

**Adjacent Land Uses:**

**N:** Designated Community Commercial and Public Institutional; occupied by Commercial uses and Parking area

**E:** Designated Neighborhood Commercial and Low Density Residential; occupied by Recreation lot and Single-Family Homes

**S:** Designated Low Density Residential and Parks Open Space; occupied by Single-family homes and a Utility

easement

**W:** Designated Parks Open Space, Low Density Residential and Community Commercial; occupied by a Park, Single-family homes and Commercial uses.

**ISSUE:**

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

**Comprehensive Plan Analysis:**

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

**Plan Adoption Date:** May 20, 2010

**Update History:** None

**Plan Goals:**

**Goal 1, Objective 1: Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards**

**Goal 1, Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours**

**Land Use pg. 30: Community Commercial uses include 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.**

**LAND USE ANALYSIS:**

The subject property is located on the east side of Bitters Road between Loop 1604 and Ashton Village Drive, within the San Antonio International Airport Vicinity Land Use. The subject property consists of vacant land and has commercial uses to the north, a recreation lot and single-family homes to the east, single-family homes and a utility easement to the south and a small park, single-family homes and commercial uses to the west. The San Antonio International Airport Vicinity Land Use Plan classifies the subject property as Public Institutional, the area to the north as Community Commercial and Public Institutional, the area to the east as Neighborhood Commercial and Low Density Residential, the area to the south as Low Density Residential and Parks Open Space and the area to the west as Parks Open Space, Low Density Residential and Community Commercial. The applicant requests to change the future land use from Public Institutional to Community Commercial.

The applicant requests this plan amendment and associated zoning case in order to allow the construction of a commercial development that is compatible with the already-existing surrounding area. The subject property is located along a major roadway and has existing commercial uses abutting it to the north and a significant number of commercial uses to the west. Additionally, the general surrounding conditions which include a utility easement that provides ample buffering to the residential area to the east and its close proximity to the varied community scale uses along Loop 1604 make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial land use classification will provide consistency with the adjacent Community Commercial land use classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas. The proposed use will have minimal impact on adjacent properties.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

The City's Major Thoroughfare Plan classifies Bitters Road as a Secondary Arterial Type A and Loop 1604 as a Freeway. Aston Village and Raven Glenn and Cutter Green Drive are local Streets. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. The existing transportation infrastructure could support any additional demand generated by the requested

future land use change.

**COMMUNITY FACILITIES ANALYSIS:**

Judson Montessori School, Concordia Lutheran Church School, Huebner Elementary School and Blattman Elementary School are in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

**ALTERNATIVES:**

No action will maintain the current future land use classification of Public Institutional.

**FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

**DEPARTMENT RECOMMENDATION:**

The subject property is located along a major roadway and has existing commercial uses abutting it to the north and a significant number of commercial uses to the west. Additionally, the general surrounding conditions which include a utility easement that provides ample buffering to the residential area to the east and its close proximity to the varied community scale uses along Loop 1604 make it appropriate for the Community Commercial land use classification. The proposed amendment to Community Commercial land use classification will provide consistency with the adjacent Community Commercial land use classification, thus, providing support to the goals of the San Antonio International Airport Vicinity Land Use Plan goal of promoting compatibility and appropriateness between uses. It also supports the Plan's goal of promoting economic growth in the area along arterials and in established commercial areas. The proposed use will have minimal impact on adjacent properties.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: March 26, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: February 21, 2014

No. of notices mailed 10 days prior to Public Hearing: 54 to owners of property within 200 feet; 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Oakwood Owners Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014103 ERZD**

Current zoning: "MF-33 PUD ERZD MLOD-1 AHOD" Multi Family Planned Unit Development Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Proposed zoning: "C-2 ERZD MLOD-1 AHOD" Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "O-1 ERZD MLOD-1 AHOD" Office Edwards Recharge Zone Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Zoning Commission Public Hearing Date: May 6, 2014

Approval.