



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3612

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**Agenda Item Number:** 10.

**Agenda Date:** 6/24/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment PA-2020-11600030

(Associated Zoning Case Z-2020-10700127)

**SUMMARY:**

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

**Plan Adoption Date:** May 30, 2010

**Plan Update History:** None

**Current Land Use Category:** "Parks and Open Space"

**Proposed Land Use Category:** "Community Commercial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 24, 2020

**Case Manager:** Victoria Castro, Planner

**Property Owner:** Renson Properties, LLC

**Applicant:** Brown & Ortiz, P.C.

**Representative:** Brown & Ortiz, P.C.

**Location:** 12590 West Avenue

**Legal Description:** 1.812 acres out of NCB 16816

**Total Acreage:** 1.812

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:**

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** West Avenue

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None

**Thoroughfare:** West North Loop Road

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There are VIA bus routes within walking distance of the subject property.

**Routes:** 648, 602 and 2

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** May 30, 2010

**Plan Goals:**

**Goal I: Protect the quality of life of residents including health, safety and welfare**

Objective 2.1: Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons

**Comprehensive Land Use Categories**

**Land Use Category:** “Parks and Open Space”

**Description of Land Use Category:** Public and private lands available for active use or passive enjoyment. May include city parks as well as private parks associated with homeowner associations. Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards.

**Permitted Zoning Districts:** RP, G

**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 Overview**

Subject Property

**Future Land Use Classification:** “Parks Open Space”

**Current Land Use Classification:** Vacant Lot

Direction: North

**Future Land Use Classification:** “Neighborhood Commercial”

**Current Land Use Classification:** Meat Market

Direction: East

**Future Land Use Classification:** “Neighborhood Commercial”

**Current Land Use Classification:** Single Family Residential

Direction: South

**Future Land Use Classification:** “Business Park” and “Community Commercial”

**Current Land Use Classification:** Vacant Lot and Zachry Construction Corporation

Direction: West

**Future Land Use Classification:** “Parks Open Space”

**Current Land Use:** Walker Ranch Historic Landmark Park

**FISCAL IMPACT:**

None

**Proximity to Regional Center/Premium Transit Corridor**

The property is within a Regional Center and is not within a premium transit corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment from “Parks Open Space” to “Community Commercial”. The proposed “Community Commercial” land use designation is fitting for this property, because it is surrounded by numerous commercial uses, is located in the corner of an arterial and is located where an existing commercial area has been established. The San Antonio International Vicinity Land Use Plan calls for enhancing airport commercial and business park property that is currently vacant or underutilized, as well as to redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.

The proposed Plan Amendment to “Community Commercial” allows the property to be better utilized as office space, as opposed to staying as a vacant lot. This request is appropriate for this property and the surrounding area.

**ALTERNATIVES:**

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

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700127**

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: July 7, 2020