



City of San Antonio

Agenda Memorandum

File Number:20-6282

Agenda Item Number: P-1.

Agenda Date: 11/5/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment PA-2020-11600053

(Associated Zoning Case Z2020-10700185)

SUMMARY:

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

Plan Adoption Date: May 2010

Current Land Use Category: "Medium Density Residential"

Proposed Land Use Category: "Mixed-Use"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 9, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Vic Nickelson

Applicant: Vic Nickelson

Representative: Patrick Christensen

Location: 542 and 602 Everest Avenue and the 530 block of Everest Avenue

Legal Description: The south 112 feet of the north 335.12 feet of Lot 32, the south 112 feet of the north 223.12 feet of Lot 32, the south 112 feet of the north 335.12 feet of Lot 34, the south 112 feet of the north 223.12 feet of Lot 34, NCB 11880

Total Acreage: 2.026 acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Everest Avenue

Existing Character: Local

Proposed Changes: None

Public Transit: 9, 209, 647

ISSUE:

Comprehensive Plan

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

Plan Adoption Date: May 2010

Plan Goals:

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

Objective 2.2: Encourage commercial development that respects the integrity of existing residential development

Comprehensive Land Use Categories

Land Use Category: “Medium Density Residential”

Description of Land Use Category: Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, fourplexes, cottage homes and townhomes. Certain lower impact community oriented uses such as churches, parks or community centers are appropriate.

Permitted Zoning Districts: R-3, RM-4, RM-5, R-6, MF-18

Land Use Category: “Mixed-Use”

Description of Land Use Category: Mix of low intensity residential and commercial uses. Should have mix of uses in the same building or in the same development. Shared parking located to rear of structure, limited curb cuts. Inclusive of community commercial uses and low and medium density residential uses. Examples are professional/personal services, shop front retail with restaurants, cafes and gift shops.

Permitted Zoning Districts: MXD, TOD, IDZ, UD, FBZD, NC, C-1, C-2, C-2P, O-1, O-1.5, RM-4, RM-5, RM-6, MF-18, MF-25

Land Use Overview

Subject Property

Future Land Use Classification: “Medium Density Residential”

Current Land Use Classification: Commercial business

Direction: North

Future Land Use Classification: “Low Density Residential”

Current Land Use Classification: Single-family dwellings

Direction: East

Future Land Use Classification: “High Density Residential”

Current Land Use Classification: Apartments

Direction: South

Future Land Use Classification: “Mixed-Use”

Current Land Use Classification: Landscape business, single-family dwellings, psychic, apartments

Direction: West

Future Land Use Classification: “Low Density Residential” and “High Density Residential”

Current Land Use: Apartments, single-family dwellings

FISCAL IMPACT: None

Proximity to Regional Center/Premium Transit Corridor

The property is within a regional center but not a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission (9-0) recommend Approval.

The applicant is seeking a Plan Amendment to “Mixed-Use,” to rezone to “C-2 CD” Commercial District with a Conditional Use for a Construction Trades Contractors Facility to continue to operate the existing facility.

The proposed “Mixed-Use” is already an established land use in the area and is appropriate for the subject property. The subject property has not been used as “Medium Density Residential” since the adoption of the plan. “Mixed Use” will also allow for the flexibility of commercial uses in addition to residential 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: Z2020-10700185

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Trades Contractors Facility

Zoning Commission Hearing Date: September 15, 2020