



City of San Antonio

Agenda Memorandum

File Number:21-3140

Agenda Item Number: P-3.

Agenda Date: 5/6/2021

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment PA 2021-1160009

(Associated Zoning Case Z-2021-10700030 CD)

SUMMARY:

Comprehensive Plan Component: San Antonio International Airport Vicinity Plan

Plan Adoption Date: May 20, 2010

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Community Commercial"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 24, 2021

Case Manager: Justin Malone, Planner

Property Owner: Ron Ray and Micah Ray

Applicant: Montoya Reed Graham

Representative: Montoya Reed Graham

Location: 3965 Thousand Oaks Drive

Legal Description: Lot 9, Block 51, NCB 17192

Total Acreage: 0.2662

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Oak Grove Estates Neighborhood Association

Applicable Agencies: San Antonio International Airport

Transportation

Thoroughfare: Thousand Oaks Drive

Existing Character: Arterial

Proposed Changes: None

Public Transit: There is a VIA bus route within walking distance of the subject property.

Route Served: 502

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: San Antonio International Airport Vicinity Plan

Plan Adoption Date: May 20, 2010

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

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

Comprehensive Land Use Categories

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category:

Low intensity uses such as small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood. Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Examples include flower shops, small restaurants, hairstylist or barber shop, or convenience store without gasoline.

Permitted Zoning Districts: NC, C-1, O-1

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 buffered landscaping, lighting and signage controls. Examples include cafes, offices, neighborhood groceries or markets, and medical clinics.

Permitted Zoning Districts: NC, C-1, C-2, C-2P, O-1, O-1.5

Land Use Overview

Subject Property

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Barbershop, Tax Office, Butcher Shop

Direction: North

Future Land Use Classification:

“Community Commercial”, “Neighborhood Commercial”

Current Land Use Classification:

Vacant Land, Day Care Center

Direction: East

Future Land Use Classification:

“Community Commercial”, “Light Industrial”

Current Land Use Classification:

Vacant Land, Cement Manufacturer

Direction: South

Future Land Use Classification:

“Light Industrial”

Current Land Use Classification:

Vacant Land, Cement Manufacturer

Direction: West

Future Land Use Classification:

“Neighborhood Commercial”

Current Land Use Classification:

Gas Station

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center nor is it within a Premium Transit Corridor.

RECOMMENDATION:

Staff Recommendation & Analysis: Staff and Planning Commission (8-2) recommend Approval.

The applicant seeks a Plan Amendment from “Neighborhood Commercial” to “Community Commercial” to allow for slightly more intense commercial development along the major thoroughfare of Thousand Oaks Drive. The proposed land use change to “Community Commercial” provides the applicant the ability to operate an Auto Sales business without needing the higher intensity “Regional Commercial” land use. Additionally, the requested “Community Commercial” is consistent with the adjacent property to the west.

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 INFORMATION: Z-2021-10700030 CD

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

Proposed Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales

Zoning Commission Hearing Date: April 6, 2021