



# City of San Antonio

## Agenda Memorandum

**File Number:**15-5015

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**Agenda Item Number:** 10.

**Agenda Date:** 9/23/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment 15081  
(Associated Zoning Case Z2015284)

**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:** Community Commercial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 23, 2015

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** PC Lincoln Quarry, LLC (Gardener Peavy, Manager)

**Applicant:** PC Lincoln Quarry, LLC (Gardener Peavy, Manager)

**Representative:** Kaufman & Killen, Inc

**Location:** 7701 Broadway Street

**Total Acreage:** 0.516

**Notices Mailed**

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

**Registered Neighborhood Associations within 200 feet:** Oak Park- Northwood Neighborhood Association and 7600 Broadway Condominium Owners Association

**Planning Team:** None

**Applicable Agencies:** Aviation Department

**Transportation**

**Thoroughfare:** Broadway Street

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None

**Thoroughfare:** Nottingham Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Basse Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None

**Thoroughfare:** Lorenz Road

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop along side of the subject property on Nottingham and Broadway Street. Routes 209 and 9 service the area.

**ISSUE:**

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

**Update History:** None

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.

**Comprehensive Land Use Categories**

**High Density Residential:** All residential uses, including apartments, condominiums and assisted living facilities. High Density uses typically located along or near major arterials or collectors. High Density Residential may be used as a transitional buffer between lower density residential uses and non-residential uses. Not recommended within the Noise Contours.

**Example Zoning Districts:**

MF-25, MF-33, MF-40, MF-50

**Comprehensive Land Use Categories**

**Community Commercial:** Community Commercial uses 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. Medium intensity uses that serve two or more neighborhoods.

**Example Zoning Districts:**

NC, C-1, C-2, C-2P, O-1, O-1.5

**Land Use Overview**

Subject Property

**Future Land Use Classification**

High Density Residential

**Current Use**

Parking Lot

North

**Future Land Use Classification**

High Density Residential

**Current Use**

Parking Lot

East

**Future Land Use Classification**

Community Commercial

**Current Use**

Commercial Use

South

**Future Land Use Classification**

UZROW

**Current Use**

Public Right of Way

West

**Future Land Use Classification**

High Density Residential

**Current Use**

Parking Lot

**LAND USE ANALYSIS:**

The subject property consists of part of a parking lot for a commercial development. The applicant requests this plan amendment and associated zoning change in order to bring the subject property and the adjoining commercial development into compliance with applicable zoning regulations. The proposed amendment to Community Commercial will provide consistency with the existing use and allow the applicant to seek the appropriate zoning classification. The development of the subject property with the Community Commercial land use classification would contribute toward the San Antonio International Airport Vicinity Land Use Plan vision of compatibility by not significantly altering the existing development pattern.

**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.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

The proposed amendment to Community Commercial will provide consistency with the existing use and allow the applicant to seek the appropriate zoning classification. The development of the subject property with the Community Commercial land use classification would contribute toward the San Antonio International Airport Vicinity Land Use Plan vision of compatibility by not significantly altering the existing development pattern.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015284**

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: October 6, 2015