



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2228

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 4/16/2015

**Title:** PLAN AMENDMENT #15013 (District 10): 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 2.837 acres of land being Lots P-2, P-3 and P-3A in NCB 15688 located at 4512 and 4516 Stahl Road from "Medium Density Residential" land use to "Mixed Use" land use. Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2015069)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Signed PC Resolution, 3. DRAFT ORDINANCE, 4. Ordinance 2015-04-16-0329

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT HEAD:** Roderick J. Sanchez

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

Plan Amendment 15013  
(Associated Zoning Case Number Z2015069)

**SUMMARY:**

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

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

**Current Land Use Category:** Medium Density Residential

**Proposed Land Use Category:** Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 11, 2015

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

**Property Owner:** Luis Moreno and Martin Ognoskie

**Applicant:** Michele Debs

**Representative:** Michele Debs

**Location:** Approximately 2.837 acres of land being Lots P-2, P-3 and P-3A in NCB 15688 located at 4512 and 4516 Stahl Road

**Total Acreage:** 2.837 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** None

**Applicable Agencies:** Aviation Department

**Transportation**

**Thoroughfare:** Stahl Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None

**Thoroughfare:** Higgins Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None

**Thoroughfare:** Classen Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None

**Thoroughfare:** Jung Road

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop approximately three blocks south on Higgins Road.

**ISSUE:**

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

**Update History:** None

**Goal 1, Objective 1:** Protect integrity of existing 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

**Comprehensive Land Use Categories**

**Medium Density Residential:** Medium Density Residential uses include 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.

**Example Zoning Districts:**

R-3, RM-4, RM-5, RM-6, MF-18

**Comprehensive Land Use Categories**

**Regional Commercial:** High intensity land uses that draw their customer base from a larger region and should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and are 20 acres or greater in area. Regional Commercial incorporates well-defined entrances, shared internal circulation, and limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted. Examples are automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses.

**Example Zoning Districts:**

NC, C-1, C-2, C-2P, C-3, O-1, O-1.5, O-2

**Comprehensive Land Use Categories**

**Alternate Recommendation**

**Mixed Use:** Mixed Use uses include low intensity residential and commercial uses. It can have mix of uses in the same building or in the same development. Shared parking located to rear of structure, limited curb cuts. It is 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.

**Example 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 Use**

Vacant Lot and Single-Family Residence

North

**Future Land Use Classification**

Mixed Use

**Current Use**

Single-Family Residence and Commercial Uses

East

**Future Land Use Classification**

Medium Density Residential

**Current Use**

Vacant Lot, Commercial Uses and Single-Family Homes

South

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant Lot

West

**Future Land Use Classification**

Low Density Residential

**Current Use**

Vacant Lot and Single-Family Homes

**LAND USE ANALYSIS:**

The applicant requests this plan amendment and associated zoning change in order to construct a commercial athletic field with meeting facilities on the subject property. The associated zoning district required to implement the proposed development on the subject property requires a higher intensity zoning district which created the request for a change in the land use plan. An amendment from Medium Density to Regional Commercial alters the existing land use pattern and character of the immediate area by allowing uses not compatible with the already-existing surrounding area. Therefore, we recommend Mixed Use rather than Regional Commercial. The subject property's location along a major arterial and the general surrounding conditions which include existing commercial uses abutting it to the north, and a significant number of community scale commercial uses to west, make it appropriate for the Mixed Use land use classification. The recommended amendment will provide consistency with the adjacent Mixed Use land use classification to the north and will support the goals of the San Antonio International Airport Vicinity Land use Plan of promoting compatibility and appropriateness between uses. The change to Mixed Use will not significantly alter the land use pattern or character of the immediate area as the proposed Mixed Use allows for development that is compatible with the existing Medium Density Residential classification. If approved as Mixed Use, the zoning request would need to be amended to remain consistent with Mixed Use. This would require an amendment from "C-3" to "C-2 CD" with a conditional use for athletic field and "C-2 CD" with a conditional use for meeting facilities. Each conditional use will need to be separated with a site plan and field notes for each rezoning request.

**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:**

Staff recommends denial of Regional Commercial and an alternate recommendation of Mixed Use. The recommended amendment will provide consistency with the adjacent Mixed Use land use classification to the north and will support the goals of the San Antonio International Airport Vicinity Land use Plan of promoting compatibility and appropriateness between uses. The change to Mixed Use will not significantly alter the land use pattern or character of the immediate area as the proposed Mixed Use allows for development that is compatible with the existing Medium Density Residential classification.

**PLANNING COMMISSION RECOMMENDATION:**

Approval of Mixed Use land use. Resolution Attached

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015069**

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed Zoning: "C-2 CD S AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for an Athletic Field and a Specific Use Authorization for Meeting Facilities  
Zoning Commission Hearing Date: March 17, 2015  
Zoning Commission Recommendation: Approval.