



City of San Antonio

Legislation Details (With Text)

File #: 13-1305

Type: Plan Amendment

In control: City Council A Session

On agenda: 1/16/2014

Title: PLAN AMENDMENT #13050 (District 3): An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 20.79 acre of land out of NCB 11156 located at the northeast corner of the intersection of Walhalla Avenue and Southeast Loop 410 from Low Density Residential and Community Commercial to High Density Residential. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2013208)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. PC Resolution, 3. Draft Ordinance, 4. Ordinance 2014-01-16-0030

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:
Plan Amendment 13050

SUMMARY:

An Ordinance amending the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 20.79 acre tract of land out of NCB 11156 located at the northeast corner of the intersection of Walhalla Avenue and Southeast Loop 410 from Low Density Residential and Community Commercial to High Density Residential.

The Department and Planning Commission recommend approval. The High Density Residential land use classification supports the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

BACKGROUND INFORMATION:

Applicant: Brown & Ortiz, P. C.

Owner: 100 SA Pleasanton, Ltd

Property Location: 20.79 acres of land out of NCB 11156 located at the northeast corner of the intersection of Walhalla Avenue and Southeast Loop 410

Acreage: 20.79

Current Land Use of site: Undeveloped land

Adjacent Land Uses:

N: designated Low Density Residential; occupied by Single-family homes

E: designated Community Commercial; occupied by Undeveloped land

S: designated Civic Center by Heritage South Sector Plan; occupied by Public Right-of Way and San Antonio Police Academy

W: designated Community Commercial; occupied by Undeveloped land

ISSUE:

The proposed zoning is not consistent with the community plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis:

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Update History: None

Plan Goals:

Objective 1.1 Protect integrity of exiting residential neighborhoods

Objective 1.2 Discourage developments of incompatible uses on vacant land

A High Density Residential classification at this location is consistent with the recommended criteria for location of high density uses along or near major arterials as recommended in the Stinson Airport Vicinity Land Use Plan. The High Density Residential land use classification supports the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

LAND USE ANALYSIS:

The subject is located along the north side of Southeast Loop 410 at the intersection of Walhalla Avenue and Southeast Loop 410, within the Stinson Airport Vicinity Land Use Plan. The subject property consists of undeveloped land and has undeveloped land to the east and west, single-family homes to the north and abuts Southeast Loop 410 to the south. The Stinson Airport Vicinity Land Use Plan classifies the subject property and the areas to the east and west as Community Commercial and the area to the north as Low Density Residential. The Heritage South Sector Plan classifies the area to the south as Civic Center.

The applicant requests this plan amendment and associated zoning change in order to allow the development of the property as an apartment complex. The change to High Density Residential would be appropriate as it would serve as a transitional buffer between Southeast Loop 410 and the existing single-family residential uses to the north. A High Density Residential classification at this location would be consistent with the recommended criteria for location of high density uses along or near major arterials as recommended in the Stinson Airport Vicinity Land Use Plan. Since the primary access to this site would be from Southeast Loop 410 it is not expected to significantly increase vehicular traffic to the adjacent residences and Southeast Loop 410 could handle the additional capacity that could potentially result from a High Density Residential development. The High Density Residential land use classification would support the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Pleasanton Road and Moursund Road are Secondary Arterial Type. Southeast Loop 410 is a freeway. Tidewide Street and Walhalla Avenue are local streets. The neighboring area has no sidewalks. There is a VIA bustop on the corner of Moursund Road and Southeast Loop 410. Since the primary entrance to the proposed development will be from Southeast Loop 410 it is not expected to significantly increase vehicular traffic to the adjacent residences. The requested change would not create a significant impact to the existing transportation infrastructure.

COMMUNITY FACILITIES ANALYSIS:

The Frank Tejada Academy is within walking distance. The San Antonio Police Academy, Kingsborough Park, Kingsborough Elementary and the Jewel C. Wietzel Center are within close proximity. The requested change could create an additional demand for community facilities

ALTERNATIVES:

No action will maintain the current future land use classification of Low Density Residential and Community Commercial.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

The change to High Density Residential is appropriate as it would serve as a transitional buffer between Southeast Loop 410 and the existing single-family residential uses to the north. A High Density Residential classification at this location is consistent with the recommended criteria for location of high density uses along or near major arterials as recommended in the Stinson Airport Vicinity Land Use Plan. Since the primary access to this site would be from Southeast Loop 410 it is not expected to significantly increase vehicular traffic to the adjacent residences and Southeast Loop 410 could handle the additional capacity that could potentially result from a High Density Residential development. The High Density Residential land use classification supports the goals of the Stinson Airport Vicinity Land Use Plan to protect the existing residential neighborhoods and discourage developments of incompatible uses on vacant land.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: October 9, 2013

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: September 20, 2013

No. Notices mailed 10 days prior to Public Hearing: 54 to property owners within 200 feet; 1 to applicant and 16 to planning team members. There is no registered neighborhood association within 200 feet.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2013208

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Public Hearing Date: December 3, 2013

Approval.