



City of San Antonio

Legislation Details (With Text)

File #: 15-5015

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 9/23/2015

Title: PLAN AMENDMENT # 15081 (Council District 10): A request by Kaufman & Killen, Inc. for approval of a resolution to amend 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 0.516 acres of land out of NCB 11928 generally located at 7701 Broadway Street from "High Density Residential" to "Community Commercial". Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA-15081, 2. Aerial-PA -15081, 3. PC Resolution - PA 15081

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

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