



City of San Antonio

Legislation Details (With Text)

File #: 15-2015

Type: Plan Amendment

In control: City Council A Session

On agenda: 9/3/2015

Title: PLAN AMENDMENT #15021 (Council 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 15.531 acres of land out of NCB 14945 generally located at the Southwest corner of the intersection of Thousand Oaks Drive and Wurzbach Parkway from "Mixed Use" to "High Density Residential" and "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015095)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps-, 2. Signed PC Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 15021
(Associated Zoning Case Z2015095)

SUMMARY:

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

Plan Adoption Date: May 20, 2010

Current Land Use Category: Mixed Use

Proposed Land Use Category: High Density Residential and Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 25, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Alamo Park, Inc.

Applicant: Brown & Ortiz, P. C.

Representative: Brown & Ortiz, P. C.

Location: Approximately 15.531 acres of land out of NCB 14945 generally located at the Southwest corner of the intersection of Thousand Oaks Drive and Wurzbach Parkway.

Total Acreage: 15.531 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: Aviation Department

Transportation

Thoroughfare: Thousand Oaks Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial Type A

Proposed Changes: None

Thoroughfare: IH-35

Existing Character: freeway

Proposed Changes: None

Public Transit:

There is a VIA bus stop three blocks south on Thousand Oaks Drive.

ISSUE:

Plan Adoption Date: May 20, 2010

Update History: None

Goal 2.3 Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.

Comprehensive Land Use Categories

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

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. 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-33, MF-40, MF-50, O-2,

Comprehensive Land Use Categories

Regional Commercial: High intensity land uses that draw their customer base from a larger region. Should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area. Should incorporate 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,

Land Use Overview

Subject Property

Future Land Use Classification

Mixed Use

Current Use

Vacant Land

North

Future Land Use Classification

UZROW, Public Institutional and Community Commercial

Current Use

Wurzbach Parkway, Athletic Field and Commercial Uses

East

Future Land Use Classification

Mixed Use Center and Regional Center by the North Sector Plan

Current Use

Vacant Land, Commercial and Industrial Uses

South

Future Land Use Classification

Parks/Open Space and Mixed Use Center and Regional Center by North Sector Plan

Current Use

Vacant Land, Commercial and Industrial Uses

West

Future Land Use Classification

Mixed Use

Current Use

Vacant Industrial site

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to construct a multi-family development on approximately 13 acres to the west end of the subject property and a commercial development

on the remaining approximately 2.3 acres on the east end of the subject property. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The subject property is currently zoned "I-2 S" and multi-family or commercial uses are not permitted by right under this zoning district. However, while the Mixed Use land use classification allows for the construction of multi-family and community scale commercial uses by right, the associated zoning districts required to implement the proposed developments on the subject property require a higher intensity zoning district and thus the need to request a change in the land use plan.

The subject property's location at the intersection of two major arterials and its close proximity to IH-35 and the general surrounding conditions which include a mix of community scale residential and commercial development uses to the east and south make it appropriate for the High Density Residential and Regional Commercial land use classifications. The proposed change supports the goals of the San Antonio International Airport Vicinity Land Use Plan of promoting compatibility and appropriateness between uses, and protecting airport operations from incompatible uses.

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 approval. The subject property's location at the intersection of two major arterials and its close proximity to IH-35 and the general surrounding conditions which include a mix of community scale residential and commercial development uses to the east and south make it appropriate for the High Density Residential and Regional Commercial land use classifications.

PLANNING COMMISSION RECOMMENDATION:

Approval. Resolution Attached

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015095

Current Zoning:

"I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Quarry
Proposed Zoning: "MF-33 AHOD Multi- Family Airport Hazard Overlay District on 13.007 acres and "C-3
AHOD" General Commercial Airport Hazard Overlay District on 2.524 acres

Zoning Commission Hearing Date: March 3, 2015

Zoning Commission Recommendation: Approval.