



City of San Antonio

Legislation Details (With Text)

File #: 14-1560

Type: Plan Amendment

In control: City Council A Session

On agenda: 8/7/2014

Title: PLAN AMENDMENT #14039 (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 1.313 acres of land out of Lot 1, Block A, NCB 15704 located on a portion of the 4600 Block of Stahl Road, from Low Density Residential land use to Community Commercial land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014146)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Signed PC Resolution, 3. Ordinance 2014-08-07-0565

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:

Plan Amendment 14039

SUMMARY:

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 1.313 acres of land out of Lot 1, Block A, NCB 15704 and located in the 4600 block of Stahl Road, from **Low Density Residential** land use to **Community Commercial** land use.

The Department and Planning Commission recommend approval. The subject’s property location at the intersection two major roadways and the close proximity to existing commercial uses to the north and east make it appropriate for the Community Commercial classification.

BACKGROUND INFORMATION:

Applicant: P.W. Christensen, P.C.

Owner: I. P. L. y Reduccion de Peso, Inc

Property Location: 1.313 acres of land out of Lot 1, Block A, NCB 15704; Located on a portion of the 4600 Block of Stahl Road

Acreage: 1.313

Current Land Use of site: Vacant Land

Adjacent Land Uses:

N: Designated Parks Open Space and Low Density Residential; occupied by Vacant Lot and Single-Family Homes

E: Designated Low Density Residential; occupied by Vacant Land and a Church

S: Designated Low Density Residential; occupied b Vacant Land

W: Designated Low Density Residential; occupied by Vacant Land

ISSUE:

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

Comprehensive Plan Analysis:

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

Plan Adoption Date: May 20, 2010

Update History: None

Plan Goals:

Goal 1, Objective 1: Protect integrity of exiting 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

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.

LAND USE ANALYSIS:

The subject property is located on the south side of Stahl Road at the intersection of Stahl Road and Higgins Road within the San Antonio International Airport Vicinity Land Use Plan. The applicant requests this plan amendment and associated zoning change in order to establish a commercial development on the subject property. The subject property is part of an approximately 10 acre commercial/residential development that the applicant is undertaking at this location. The subject property is located in an area that is undergoing a transition from a rural setting to a more urban setting with an increase in residential and commercial developments. The subject's property location at the intersection two major roadways and the close proximity to existing commercial uses to the north and east make it appropriate for the Community Commercial classification. The Community Commercial land use classification meets the location criteria outlined in the San Antonio International Airport Vicinity Land Use Plan and supports its goals of promoting economic growth along its arterials.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identified Stahl Road, Higgins Road and O'Connor Road as Secondary Arterial Type A. Burning Creek and Durham Drive are identified as local streets. The neighboring area along Stahl Road includes sidewalks, which allow pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop at the corner of Stahl Road and Higgins Road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

COMMUNITY FACILITIES ANALYSIS:

James Madison High School, Northern Hills Elementary and Lord of the Harvest Church are within walking distance. The requested land use change should not create any additional demand for community facilities.

ALTERNATIVES:

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

FISCAL IMPACT:

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

DEPARTMENT RECOMMENDATION:

Approval. The subject's property location at the intersection of two major roadways and the close proximity to existing commercial uses to the north and east make it appropriate for the Community Commercial classification. The Community Commercial land use classification meets the location criteria outline in the San Antonio International Airport Vicinity Land Use Plan and supports its goals of promoting economic growth along its arterials.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: June 11, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: May 23, 2014

No. of notices mailed 10 days prior to Public Hearing: 65 to owners of property within 200 feet; 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Fertile Valley

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014146

Current zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed zoning: "R-4 PUD AHOD" Residential Single-Family Planned Unit Development Airport Hazard Overlay District on Lots 2, 3, 4, 5, 6, 13, and 1.174 acres out of Lot 14, Block A, NCB 15704; and "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.313 acres out of Lot 1, Block A, NCB 15704

Zoning Commission Public Hearing Date: Zoning Commission recommendation pending the July 15, 2014 public hearing.