



City of San Antonio

Legislation Details (With Text)

File #: 15-5170

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 10/14/2015

Title: PLAN AMENDMENT # 15088 (Council District 1): A request by Brown and Ortiz, PC, 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 1.369 acres of land out of NCB 11879, located in the 200 Block of Ridgecrest Drive at Overlook Place, from "Medium Density Residential" and "Business Park" to "Mixed Use." Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map PA5088, 2. PC Resolution PA 15088, 3. 15088.pdf

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 15088
(Associated Zoning Case Z2015305)

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 and Business Park

Proposed Land Use Category: Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 14, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Brockwell Investment, LCC

Applicant: Brockwell Investment, LCC

Representative: Brown and Ortiz, P.C.

Location: Approximately 1.369 acres of land out of NCB 11879, located at the 200 Block of Ridgecrest

Total Acreage: 1.369

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: None

Planning Team: N/A

Applicable Agencies: San Antonio Aviation Department

Transportation

Thoroughfare: Ridgecrest Drive

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Lookover Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bust Stop (route 9), located at the intersection of Ridgecrest at Broadway, about three city blocks from the subject property.

ISSUE:

Comprehensive Plan

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

Plan Adoption Date: May 20, 2010

Update History: N/A

Goal: Protect the quality of life of residents including health, safety and welfare.

Land Use Plan Key Theme 5: Preserving neighborhood integrity and preventing commercial encroachment.

Comprehensive Land Use Categories

Medium Density Residential: Single-Family houses on individual lots, zero-lot line configuration, 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

Business Park: Medium to large size building in a low rise format that house a professional administrative, light manufacturing, flex space and warehouse functions for private corporations.

Example Zoning Districts: BP, C-3, & L

Comprehensive Land Use Categories

Mixed Use: Mix of low intensity residential and commercial uses should have mix uses in the same building or

in the same development. Shared parking located to rear of structure, limited curb cuts inclusive community commercial uses and low and medium density residential uses.

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 and Business Park

Current Use

Residential duplexes and vacant lot

North

Future Land Use Classification

Business Park, Medium Density Residential and High Density Residential

Current Use

Restaurant, Apartments, Gym

East

Future Land Use Classification

Medium Density Residential and Business Park

Current Use

Single-Family Homes, Bar, Office and Church.

South

Future Land Use Classification

Low Density Residential, Public/Institutional, Medium Density Residential and High Density Residential

Current Use

Vacant Lots, Single-Family Homes, and Church and apartments

West

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Homes

LAND USE ANALYSIS:

The proposed Plan Amendment to Mixed Use will provide for an array of housing choices for the San Antonio International Airport Vicinity Plan community. The applicant requests this Plan Amendment change to “Mixed Use” land use classification in order to redevelop the property into sixteen (16) single-family lots. The proposed redevelopment will preserve the neighborhood integrity and will prevent commercial encroachment. The redevelopment is proposing to remove the “Business Park” land use category and to change the Medium Density land use category with the intent to construct sixteen (16) single-family homes. The proposed development meets the Land Use Plan Key Themes for the San Antonio International Airport Vicinity Land Use Plan.

The proposed Plan Amendment to “Mixed Use” will provide support and encourage patterns of development

that provide single-family housing choices and promote a sense of community, urban vitality, and efficient provision of infrastructure. The development of the subject property with the “Mixed Use” use classification will contribute toward the San Antonio International Airport Vicinity Land Use Plan’s vision of compatibility by not significantly altering the existing development pattern. The proposed change is not anticipated to pose any negative impact on adjacent neighboring uses or adversely affect any recreational amenities in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the San Antonio International 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 proposed amendment to “Mixed Use” will provide for the development of housing in the area and will preserve the neighborhood integrity.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015305

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and “O-2 AHOD” High-Rise Office Airport Hazard Overlay District

Proposed Zoning: “IDZ AHOD” Infill Development Airport Hazard Overlay District with Uses for Single-Family Residential up to fifteen (15) Units per acre

Zoning Commission Hearing Date: October 20, 2015