



City of San Antonio

Agenda Memorandum

File Number: 16-5489

Agenda Item Number: P-4.

Agenda Date: 12/1/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 16080

(Associated Zoning Case Z2016266)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: Regional Commercial

Proposed Land Use Category: Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 12, 2016

Case Manager: Erica Greene, Planner

Property Owner: Brooks Development Authority

Applicant: Brooks Development Authority

Representative: Brown and Ortiz, P.C

Location: North West of Junkin Drive and Aeromedical Road

Legal Description: 17.665 acres out of NCB 10879

Total Acreage: 17.665

Notices Mailed

Owners of Property within 200 feet: 2

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Junkin Drive

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Aeromedical Road

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #36 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: April 2, 2009

Update History: None

Goal 1: Protect integrity of existing residential neighborhoods.

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, 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, UD, O-1, O-1.5, O-2

Comprehensive Land Use Categories

Mixed Use: A blend of residential, retail, professional service, office, entertainment, leisure and other related uses that create a pedestrian-oriented environment. Should have nodal development along arterial roads or transit stops. High quality urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Should have a mix of uses in the same building or in the same development. Commercial uses on the ground floor and residential or office uses on the upper floors. Mixed use is inclusive of community commercial uses and the medium and high density residential categories.

Example Zoning Districts:

MXD, TOD, IDZ, UD, FBZD, NC, C-1,-C-2, C-2P, O-1, O-1.5, O-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, MF-50

Land Use Overview

Subject Property

Future Land Use Classification

Regional Commercial

Current Use

Vacant Lot

North

Future Land Use Classification

High Density Residential

Current Use

Apartment Complex

East

Future Land Use Classification

High Density Residential

Current Use

Apartment Complex

South

Future Land Use Classification

Regional Commercial

Current Use

Texas A&M University

West

Future Land Use Classification

Regional Commercial

Current Use

Vacant Lot

LAND USE ANALYSIS:

The applicant is proposing detached single-family residences. The properties that are located around the subject property include several multi-family residences. The proposed amendment to Mixed Use is consistent with the surrounding areas and will not significantly alter the land use pattern and character of the immediate area. This subject property is near the Brooks City Base Campus, which has been transitioning from a former military base and related uses to a regional residential, commercial and industrial mixed use center which will provide many beneficial housing, retail shopping and employment opportunities for the southeast side of San Antonio. The Mixed Use classification supports the Stinson Airport Vicinity Land Use Plan objectives of urban design plan that denotes rehabilitation and infill potential and desirable aesthetic streetscape treatments.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Stinson 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 proposed amendment to Mixed Use land use will not significantly alter the land use pattern or character of the immediate area. The proposed change is compatible with the existing pattern of development.

PLANNING COMMISSION RECOMMENDATION: Approval (7-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016266

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow for detached single-family residential up to 16 units per acre and all residential uses

Zoning Commission Hearing Date: October 18, 2016