



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-1880

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**Agenda Item Number:** P-4.

**Agenda Date:** 9/18/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 10

**SUBJECT:**

Plan Amendment 14056

**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 5.459 acres out of Lots 4, 5, 6, and 7, Block B, NCB 15705 located at 4980 Stahl Road and 14901 Durham Drive from **Low Density Residential and Neighborhood Commercial** land use to **Community Commercial** land use.

The Department and Planning Commission recommend approval. Community Commercial is consistent with the land use goals set by the San Antonio International Airport Vicinity Land Use Plan.

**BACKGROUND INFORMATION:**

**Case Manager:** Ernest Brown, Planner

**Applicant:** CST Brands, Inc. (Scott C. Hayne)

**Owner:** Clyde B. Goldsmith Estate (by Ilene Goldsmith Sporkin and Janice Goldsmith Jucker, Independent Co-Executors); Rosenstein Family Limited Partnership (by Beatrice Goldsmith, President, Rosenstein Holdings LLC, General Partner); and The Fertile Valley Farms Irrevocable Trust (by Samuel Epstein, Trustee)

**Property Location:** 4980 Stahl Road and 14901 Durham Drive

**Acreage:** 5.459

**Current Land Use of Site:** Designated Low Density Residential and Neighborhood Commercial; vacant property

**Adjacent Land Uses:**

**N:** Designated Neighborhood Commercial; occupied by Convenience Store and Retail Center

**E:** Designated Suburban Tier; occupied by Single Family Residential

**S:** Designated Low Density Residential; occupied by Storage Facility and Single Family Residential

**W:** Designated Public/Institutional; occupied by a Church.

**Comprehensive Plan Analysis:**

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

**Plan Adoption Date:** May 30, 2010

**Update History:** None

**Plan Goals:**

**Goal II: Encourage economic growth that enhances airport operations and surrounding development.**

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development.

**Key themes of the plan include:**

7) encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes

The subject property's location at the intersection of two major thoroughfares and across from an established retail center to the north is appropriate for the Community Commercial classification. The proposed amendment to Community Commercial land use classification meets the goals and objectives of the San Antonio International Airport Vicinity Land Use Plan as stated above.

**LAND USE ANALYSIS:**

The subject property is located on the edge of the Airport Awareness Zone of the San Antonio International Airport Vicinity Land Use Plan at the southwest corner of O'Connor and Stahl Road intersection. The subject property is within the northeast sector of the Plan. This area is predominantly single-family residential with some multi-family development. Conventional subdivisions are the dominant residential development pattern with some large lot residential estates near the airport at Classen and Stahl Road. Neighborhood commercial uses are found on the arterials with little to no intense community commercial in proximity of the subject property. Neighborhood Commercial should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area has been established.

The proposed amendment of the subject property is located at two major thoroughfares, encouraged by the San Antonio International Airport Vicinity Plan for Community Commercial development. The subject property is separated from other areas of Low Density Residential to the south by Durham Drive, a residential local street, and to the west by a church, which is classified as Public/Institutional land use. The proposed amendment contributes towards the Plan's goals and objectives by encouraging economic growth and respecting the integrity of the existing residential development.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

The City's Major Thoroughfare Plan identifies both O'Connor and Stahl Road as a Secondary Arterials, Type A thoroughfare. The nearest bus stop is one block north on O'Connor Road and two blocks south on O'Connor Road of subject property. The VIA transit line 641 route operates along O'Connor road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The subject property has frontage on both O'Connor and Stahl Road.

**COMMUNITY FACILITIES ANALYSIS:**

The subject property is located diagonally across from Madison High School in the North East Independent School District. The subject property is directly adjacent to the Lord of Harvest Church. The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the existing community facilities in the area.

**ISSUE:**

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

**ALTERNATIVES:**

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

**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. Community Commercial is consistent with the land use goals set by the San Antonio International Airport Vicinity Land Use Plan. The proposed amendment contributes towards the Plan's goals and objectives by encouraging economic growth and respecting the integrity of the existing residential development.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting and Public Hearing Date: August 13, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: July 24, 2014

No. of notices mailed 10 days prior to Public Hearing: 25 to owners of property within 200 feet; No planning team members, and 1 to applicant and 1 to 2 registered neighborhood association.

Registered Neighborhood Association (s) Notified: El Chaparral/Fertile Valley and Pepperidge Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014195 S**

Current zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District (on 3.618 acres) and "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Convenience Store (With Gasoline and Carwash) (on 1.841 acres)

Zoning Commission Public Hearing Date: August 19, 2014

Approval.