



City of San Antonio

Agenda Memorandum

File Number: 14-1919

Agenda Item Number: P-1.

Agenda Date: 9/18/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Plan Amendment 14069

SUMMARY:

An Ordinance amending the future land use plan contained in the **Stinson Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 16.102 acre tract of land located on a portion of the 7800 Block of Dave Erwin Drive from **Regional Commercial** land use to **High Density Residential** land use.

The Department and Planning Commission recommend approval. This location is suitable for High Density Residential land use as recommended by the Stinson Airport Vicinity Land Use Plan, which recommends that High Density Residential land uses be located along arterials or near major arterials where they can meet the needs of the community.

BACKGROUND INFORMATION:

Case Manager: Ernest Brown, Planner

Applicant: Brooks Development Authority, (by Roland A. Lozano, Chief Operating Officer)

Owner: Brooks Development Authority, (by Roland A. Lozano, Chief Operating Officer)

Property Location: A portion of the 7800 Block of Dave Erwin Drive

Acreage: 16.102

Current Land Use of Site: Designated Regional Commercial; occupied by a vacant building and vacant land

Adjacent Land Uses:

N: Designated as Regional Commercial; occupied by vacant land

E: Designated as Regional Commercial and High Density Residential; occupied by vacant land and apartments

S: Designated as Regional Commercial; occupied by vacant structure and vacant land

W: Designated as Regional Commercial; occupied by vacant structures

Comprehensive Plan Analysis:

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Update History: None

Plan Goals:

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

Objective 1.1 Protect integrity of existing residential neighborhoods

Objective 1.2 Discourage developments of incompatible uses on vacant land

LAND USE ANALYSIS:

The subject is located along the east side of Dave Erwin Drive within Brook City Base. The subject property is in the proximity of three major thoroughfares. SE Military Drive is north of the subject property with S. New Braunfels Avenue to the east and S. Presa Street to the west. The subject property consists of a partially undeveloped portion of land with an existing vacant building.

The applicant requests this plan amendment and associated zoning change in order to allow the development of the property as an apartment complex. Brooks City Base in the last few years has undergone a transition from a military campus to an area with a bioscience, biomedical, academic, environmental, research and technology center, and high density multi-family uses. Brooks Development Authority continues to work to develop Brooks City Base into an area that will offer more retail and commercial uses that will support the additional multi-family developments that are planned as well as the recent addition of the University of the Incarnate Word Medical School. The change to High Density Residential at this location would be consistent with the recommended criteria within the Stinson Airport Vicinity Land Use Plan for location of high density uses along or near major arterials due to its close proximity to S. New Braunfels Avenue and SE Military Drive. The subject property having major thoroughfares on three sides to access the area is not expected to significantly increase vehicular traffic to the adjacent areas and could handle the additional capacity that could potentially result from a High Density Residential development.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identifies SE Military Drive, located north of the subject property, as a Primary Arterial Type A roadway. S. New Braunfels Avenue, east of the subject property and S. Presa Street, west of the subject property are both identified by the Major Thoroughfare as Secondary Arterials Type A. The nearest VIA bus stops are located nearby on SE Military Drive and is served by route 36, 242, 550, and 551. S. Presa is served by VIA route 36. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property will be accessible from frontage on Dave Erwin Drive.

COMMUNITY FACILITIES ANALYSIS:

The subject property is in proximity to the Acequia, Espada, the Seidel Learning Center, and Foster Elementary in the San Antonio Independent School District. The requested land use change should not create any additional demand for community facilities. Rather, it will complement 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 plan and requires of Regional 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. This location is suitable for High Density Residential land use as recommended by the Stinson Airport Vicinity Land Use Plan, which recommends that High Density Residential land uses be located along arterials or near major arterials where they can meet the needs of the community.

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: 1 to owners of property within 200 feet; 15 to planning team members, and 1 to applicant and no registered neighborhood association.

Registered Neighborhood Association(s) notified: None

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014222

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay District

Proposed Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "MF-33 H AHOD" Multi-Family School of Aerospace Medicine Historic Airport Hazard Overlay District

Zoning Commission Public Hearing Date: August 19, 2014

Approval.