



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-2504  
**Type:** Plan Amendment  
**In control:** City Council A Session  
**On agenda:** 11/6/2014  
**Title:** PLAN AMENDMENT # 14077 (District 3): 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 25.71 acre tract of land out of NCB 11156 located on a portion of the 5000 Block of Roosevelt Avenue from Mixed Use to Low Density Residential. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014252)  
**Sponsors:**  
**Indexes:** Zoning Case  
**Code sections:**  
**Attachments:** 1. PA 14077\_Attachment 1, 2. PA 14077\_ResolutionSign, 3. Ordinance 2014-11-06-0874

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 3

**SUBJECT:**  
Plan Amendment 14077

**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 25.71 acre tract of land out of NCB 11156 located on a portion of the 5000 Block of Roosevelt Avenue from **Mixed Use** to **Low Density Residential**.

### BACKGROUND INFORMATION:

**Case Manger:** Ernest Brown, Planner

**Applicant:** Brown and Ortiz, P.C. (Daniel Ortiz)

**Owner:** W.E. Roosevelt, L.P.

**Property Location:** A portion of the 5000 Block of Roosevelt Avenue

**Acreage:** 25.71

**Current Land Use of site:** Designated Mixed Use; occupied vacant property

### Adjacent Land Uses:

**N:** Designated Low Density and Mixed Use; occupied by single family residential and commercial business uses.

**E:** Designated Business Park and Mixed Use; occupied by commercial business use.

**S:** Designated Mixed Use; occupied by antique boat sales and storage

**W:** Designated Public/Institutional; occupied by vacant property

**Comprehensive Plan Analysis:**

**Comprehensive Plan Component:** Stinson Airport Vicinity Land Use Plan

**Plan Adoption Date:** April 2, 2009

**Update History:** None

**Plan Goals:**

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

Objective 1.1 Protect integrity of exiting residential neighborhoods

Objective 1.2 Discourage developments of incompatible uses on vacant land

**LAND USE ANALYSIS:**

A small portion of the subject property has frontage on Roosevelt Avenue with the greater portion located behind a strip of land classified as Mixed Use located along Roosevelt Avenue between Ashley Road and Loop 410. The subject property is currently vacant and is classified as Mixed Use. There is abutting school on the west side of the subject property and property to the north is developed with a mix of single-family homes and commercial business uses. The applicant requests this plan amendment and associated zoning change in order to develop it as single-family.

One of the primary intents of the plan is to promote compatible land uses beneficial to the airport's operations and public safety. The plan also addresses the area's neighborhoods, economic development, cultural and environmental resources to promote future sustainability. The proposed Low Density Residential land use classification would support the goal of the plan by sustaining the balance of economic development that will preserve neighborhood integrity. The location of the subject property behind the front portion of property along Roosevelt Avenue will prevent future commercial encroachment. The location of the subject property is suitable for Low Density Residential land use as recommended by the Stinson Airport Vicinity Land Use Plan, which recommends discouraging developments of incompatible uses on vacant land and protect the integrity of existing residential neighborhoods.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

Loop 410 South is located one block south of the subject property, and is identified by the Major Thoroughfare as a Freeway. The subject property has frontage on Roosevelt Avenue. Roosevelt Avenue is identified by the Major Thoroughfare Plan as a Primary Arterial Type A roadway. Ashley Road is north of subject property and is identified by the Major Thoroughfare as a Secondary Arterial Type B. There is a bus stop on the subject property and across from the subject property served by route 42 operating along Roosevelt Avenue.

**COMMUNITY FACILITIES ANALYSIS:** The subject property is in close proximity to the Stinson Municipal Airport, Tejada Academy, Espada Aqueduct, San Antonio Missions National Historical Park, the former Rilling Road Water Treatment plant, and the Espada Mission located south of Loop 410, as well as the San Antonio Missions National Historical Park (including Mission San Juan de Capistrano).

**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 Mixed Use.

**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. Low Density Residential land use is consistent with the goals and objectives of the Stinson Airport Vicinity Land Use Plan. The location of the subject property is suitable for Low Density Residential land use as recommended by the Stinson Airport Vicinity Land Use Plan, which recommends discouraging developments of incompatible uses on vacant land and protect the integrity of exiting residential neighborhoods.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting and Public Hearing Date: September 24, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: September 4, 2014

No. of notices mailed 10 days prior to Public Hearing: 22 to owners of property within 200 feet; 14 to planning team members, and 1 to applicant and 0 to registered neighborhood association.

Registered Neighborhood Association (s) Notified: None

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014252**

Current zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Zoning Commission Public Hearing Date: October 21, 2014

Recommendation: Zoning Commission recommendation pending the October 21, 2014 public hearing.