



City of San Antonio

Legislation Details (With Text)

File #: 15-1914

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 3/11/2015

Title: PA 15013: A request by Michele Debs, 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 2.837 acres of land being Lots P-2, P-3 and P-3A in NCB 15688 located at 4512 and 4516 Stahl Road from "Medium Density Residential" to "Regional Commercial". Staff recommends an alternate recommendation of Mixed Use. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA 15013, 2. Aerial-PA 15013, 3. PC Resolution - PA 15013

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Plan Amendment 15013
(Associated Zoning Case Number Z2015069)

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

Proposed Land Use Category: Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 11, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Luis Moreno and Martin Ognoskie

Applicant: Michele Debs

Representative: Michele Debs

Location: Approximately 2.837 acres of land being Lots P-2, P-3 and P-3A in NCB 15688 located at 4512 and 4516 Stahl Road

Total Acreage: 2.837 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: Aviation Department

Transportation

Thoroughfare: Stahl Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Higgins Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Classen Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Jung Road

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bus stop approximately three blocks south on Higgins Road.

ISSUE:

Plan Adoption Date: August 20, 2010

Update History: None

Goal 1, Objective 1: Protect integrity of existing residential neighborhoods and prevent excessive noise pollution and other airport hazards

Goal 1, Objective 1.2: Discourage developments of incompatible uses in the airport environs and noise exposure contours

Comprehensive Land Use Categories

Medium Density Residential: Medium Density Residential uses include single-family houses on individual lots, zero-lot line configurations, 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

Regional Commercial: High intensity land uses that draw their customer base from a larger region and should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and are 20 acres or greater in area. Regional Commercial incorporates well-defined entrances, shared internal circulation, and 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, O-1, O-1.5, O-2,

Comprehensive Land Use Categories

Alternate Recommendation

Mixed Use: Mixed Use uses include low intensity residential and commercial uses. It can have mix of uses in the same building or in the same development. Shared parking located to rear of structure, limited curb cuts. It is inclusive of community commercial uses and low and medium density residential uses. Examples are professional/personal services, shop front retail with restaurants, cafes and gift shops.

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

Current Use

Vacant Lot and Single-Family Residence

North

Future Land Use Classification

Mixed Use

Current Use

Single-Family Residence and Commercial Uses

East

Future Land Use Classification

Medium Density Residential

Current Use

Vacant Lot, Commercial Uses and Single-Family Homes

South

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot

West

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot and Single-Family Homes

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change in order to construct a commercial athletic field with meeting facilities on the subject property. The associated zoning district required to implement the proposed development on the subject property requires a higher intensity zoning district which created the request for a change in the land use plan. An amendment from Medium Density to Regional Commercial alters the existing land use pattern and character of the immediate area by allowing uses not compatible with the already-existing surrounding area. Therefore, we recommend Mixed Use rather than Regional Commercial. The subject property's location along a major arterial and the general surrounding conditions which include existing commercial uses abutting it to the north, and a significant number of community scale commercial uses to west, make it appropriate for the Mixed Use land use classification. The recommended amendment will provide consistency with the adjacent Mixed Use land use classification to the north and will support the goals of the San Antonio International Airport Vicinity Land use Plan of promoting compatibility and appropriateness between uses. The change to Mixed Use will not significantly alter the land use pattern or character of the immediate area as the proposed Mixed Use allows for development that is compatible with the existing Medium Density Residential classification. If approved as Mixed Use, the zoning request would need to be amended to remain consistent with Mixed Use. This would require an amendment from "C-3" to "C-2 CD" with a conditional use for athletic field and "C-2 CD" with a conditional use for meeting facilities. Each conditional use will need to be separated with a site plan and field notes for each rezoning request.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the San Antonio International 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 denial of Regional Commercial and an alternate recommendation of Mixed Use. The recommended amendment will provide consistency with the adjacent Mixed Use land use classification to the north and will support the goals of the San Antonio International Airport Vicinity Land use Plan of promoting compatibility and appropriateness between uses. The change to Mixed Use will not significantly alter the land use pattern or character of the immediate area as the proposed Mixed Use allows for development that is compatible with the existing Medium Density Residential classification.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015062

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed Zoning: "C-3 NA AHOD" Commercial District Nonalcoholic Sales Airport Hazard Overlay District

Zoning Commission Hearing Date: March 17, 2015

