



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2574

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 4/22/2015

**Title:** PA 15037: A request by John Condit, for approval of a resolution to amend 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 approximately 20.55 acres of land being Lot 4, Block 3 in NCB 10879 located at the 8200 block of City Base Landing from "Regional Commercial" to "High Density Residential". Staff recommends approval . (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- 15037, 2. Aerial-PA 15037, 3. PC Resolution - PA 15037

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

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**

Plan Amendment 15037

(Associated Zoning Case Number Z2015162)

**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:** High Density Residential

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 22, 2015

**Case Manager:** Robert C. Acosta, Planner

**Property Owner:** Brooks Development Authority

**Applicant:** John Condit

**Representative:** John Condit

**Location:** Approximately 20.55 acres of land being Lot 4, Block 3 in NCB 10879 located at the 8200 block of City Base Landing.

**Total Acreage:** 20.55

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** 14

**Applicable Agencies:** Aviation Department

**Transportation**

**Thoroughfare:** Military Drive

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None

**Transportation**

**Thoroughfare:** City Base Landing

**Existing Character:** Secondary Arterial Type B.

**Proposed Changes:** None

**Thoroughfare:** Research Plaza

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Goliad Road

**Existing Character:** Secondary Arterial Type B.

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop across the street from the subject property on the corner of Research Plaza and City Base Landing.

**ISSUE:**

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

**Update History:** None

Objective 1.1 Protect integrity of exiting residential neighborhoods

Objective 1.2 Discourage developments of incompatible uses on vacant land

**Comprehensive Land Use Categories**

**Regional Commercial:** Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial includes malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships. Regional Commercial uses are typically located at intersection nodes at major arterial roadways, and interstate highways, along mass transit systems, or where an existing commercial

area has been established These commercial nodes are typically 20 acres or greater in area.

**Example Zoning Districts:**

NC, C-1, C-2, C-2P, C-3, UD, O-1, O-1.5, O-2,

**Comprehensive Land Use Categories**

**High Density Residential:** High Density Residential uses include all residential uses, including apartments, condominiums and assisted living facilities and are typically located along or near major arterials or collectors. High Density Residential uses may be used as a transitional buffer between lower density residential uses and non-residential uses.

**Example Zoning Districts:**

MF-25, MF-33, MF-40 MF-50

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Regional Commercial

**Current Use**

Vacant Land

North

**Future Land Use Classification**

Regional Commercial

**Current Use**

Commercial Uses and Vacant Land

East

**Future Land Use Classification**

Regional Commercial and Community Commercial

**Current Use**

Commercial Uses and Vacant Land

South

**Future Land Use Classification**

Regional Commercial

**Current Use**

Vacant Land

West

**Future Land Use Classification**

Regional Commercial and Public Institutional

**Current Use**

Hospital and Vacant Land

**LAND USE ANALYSIS:**

The applicant requests this Plan Amendment and associated zoning change in order to construct a low density multi-family development on the subject property. The subject property is classified as Regional Commercial and zoned “C-3” and multi-family uses are not permitted by right under Regional Commercial or the “C-3” zoning designation. The subject property’s location along a major arterial and its close proximity to the varied commercial uses along Military Drive to the north and Goliad Road to the east make it appropriate for the High

Density Residential land use classification. The High Density Residential land use classification supports the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

**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 subject property's location along a major arterial and its close proximity to the varied commercial uses along Military Drive to the north and Goliad Road to the east make it appropriate for the High Density Residential land use classification.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015162**

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: May 5, 2015