



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5537  
**Type:** Plan Amendment  
**In control:** City Council A Session  
**On agenda:** 11/19/2015  
**Title:** PLAN AMENDMENT # 15088 (Council District 1): 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 approximately 1.369 acres of land out of NCB 11879, located in the 200 Block of Ridgecrest Drive at Overlook Place from "Medium Density Residential" and "Business Park" to "Mixed Use." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015305)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Proposed and Future Land Use Map\_15088, 2. Aerial Map PA5088, 3. signed resolution, 4. Ordinance 2015-11-19-0981

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

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment 15088  
(Associated Zoning Case Z2015305)

**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 and Business Park

**Proposed Land Use Category:** Mixed Use

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 14, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Brockwell Investment, LCC

**Applicant:** Brockwell Investment, LCC

**Representative:** Brown and Ortiz, P.C.

**Location:** Approximately 1.369 acres of land out of NCB 11879, located at the 200 Block of Ridgecrest

**Total Acreage:** 1.369

**Notices Mailed**

**Owners of Property within 200 feet:** 40

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

**Planning Team:** N/A

**Applicable Agencies:** San Antonio Aviation Department

**Transportation**

**Thoroughfare:** Ridgecrest Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Lookover Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is a VIA bust Stop (route 9), located at the intersection of Ridgecrest at Broadway, about three city blocks from the subject property.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** May 20, 2010

**Update History:** N/A

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

**Land Use Plan Key Theme 5:** Preserving neighborhood integrity and preventing commercial encroachment.

**Comprehensive Land Use Categories**

**Medium Density Residential:** Single-Family houses on individual lots, zero-lot line configuration, 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**

**Business Park:** Medium to large size building in a low rise format that house a professional administrative, light manufacturing, flex space and warehouse functions for private corporations.

**Example Zoning Districts:** BP, C-3, & L

**Comprehensive Land Use Categories**

**Mixed Use:** Mix of low intensity residential and commercial uses should have mix uses in the same building or in the same development. Shared parking located to rear of structure, limited curb cuts inclusive community

commercial uses and low and medium density residential uses.

**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 and Business Park

#### **Current Use**

Residential duplexes and vacant lot

North

#### **Future Land Use Classification**

Business Park, Medium Density Residential and High Density Residential

#### **Current Use**

Restaurant, Apartments, Gym

East

#### **Future Land Use Classification**

Medium Density Residential and Business Park

#### **Current Use**

Single-Family Homes, Bar, Office and Church.

South

#### **Future Land Use Classification**

Low Density Residential, Public/Institutional, Medium Density Residential and High Density Residential

#### **Current Use**

Vacant Lots, Single-Family Homes, and Church and apartments

West

#### **Future Land Use Classification**

Low Density Residential

#### **Current Use**

Single-Family Homes

### **LAND USE ANALYSIS:**

The proposed Plan Amendment to Mixed Use will provide for an array of housing choices for the San Antonio International Airport Vicinity Plan community. The applicant requests this Plan Amendment change to “Mixed Use” land use classification in order to redevelop the property into sixteen (16) single-family lots. The proposed redevelopment will preserve the neighborhood integrity and will prevent commercial encroachment. The redevelopment is proposing to remove the “Business Park” land use category and to change the Medium Density land use category with the intent to construct sixteen (16) single-family homes. The proposed development meets the Land Use Plan Key Themes for the San Antonio International Airport Vicinity Land Use Plan.

The proposed Plan Amendment to “Mixed Use” will provide support and encourage patterns of development that provide single-family housing choices and promote a sense of community, urban vitality, and efficient

provision of infrastructure. The development of the subject property with the “Mixed Use” use classification will contribute toward the San Antonio International Airport Vicinity Land Use Plan’s vision of compatibility by not significantly altering the existing development pattern. The proposed change is not anticipated to pose any negative impact on adjacent neighboring uses or adversely affect any recreational amenities in the area.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the San Antonio International 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 proposed amendment to “Mixed Use” will provide for the development of housing in the area and will preserve the neighborhood integrity.

**PLANNING COMMISSION RECOMMENDATION:** Approval, 9-0.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015305**

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and “O-2 AHOD” High-Rise Office Airport Hazard Overlay District

Proposed Zoning: “IDZ AHOD” Infill Development Airport Hazard Overlay District with Uses for Single-Family Residential up to fifteen (15) Units per acre

Zoning Commission Hearing Date: October 20, 2015