



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1085  
**Type:** Plan Amendment  
**In control:** Planning Commission  
**On agenda:** 1/13/2016  
**Title:** PLAN AMENDMENT # 16013 (Council District 3): A request by KB Home Lone Star Acquisitions, Inc. for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 10.4512 acres of land out of NCB 12509 located at Southeast Loop 410 and Walhalla Avenue from "Community Commercial" to "Medium Density Residential." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, MM97255@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Adopted & Proposed LU Maps- PA\_16013, 2. Aerial-PA 16013, 3. PC Resolution- PA 16013

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

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 16013  
(Associated Zoning Case Z2016044)

**SUMMARY:**

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

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

**Current Land Use Category:** Community Commercial

**Proposed Land Use Category:** Medium Density Residential

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 13, 2016

**Case Manager:** Mary Moralez-Gonzales, Planner

**Property Owner:** KB Home Lone Star Acquisitions, LO (c/o KBSA, Inc. General Partner)

**Applicant:** Brown & Ortiz, PC (c/o Daniel Ortiz)

**Representative:** Brown & Ortiz, PC (c/o Daniel Ortiz)

**Location:** Various addresses, generally located at the 9800 Block of Walhalla Avenue, near the intersection at Southeast Loop 410 and Walhalla Avenue.

**Legal Description:** 10.4512 acres of land out of NCB 12509

**Total Acreage:** 10.4512 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 218

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

**Applicable Agencies:** San Antonio Aviation Department

**Transportation**

**Thoroughfare:** Southeast Loop 410

**Existing Character:** Freeway

**Proposed Changes:** None

**Thoroughfare:** Walhalla Avenue

**Existing Character:** Local Road

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop located at the intersection of City Base Landing at Sidney Brooks (Route 20 and 34), one city block from the subject property.

**ISSUE:**

**Comprehensive Plan**

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

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

**Update History:** None

**Goal I: Protect the quality of life of residents including health, safety and welfare Objective 1.1** Protect integrity of exiting residential neighborhoods

**Comprehensive Land Use Categories**

**Community Commercial:** Medium intensity uses that serve two or more neighborhoods should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas adjacent to residential uses should have buffer landscaping, lighting and signage controls. Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

**Example Zoning Districts:**

NC, Neighborhood Commercial C-1, Commercial C-2, Commercial C-2P, Commercial UD, Urban District Commercial Center along Loop 410 bordering City South (no residential) O-1, Office

**Comprehensive Land Use Categories**

**Medium Density Residential:** 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 center are appropriate non-residential uses, such as schools, places of worship and parks, are appropriate.

**Example Zoning Districts:**

R-3, Residential Single Family RM-4, Mixed Residential RM-5, Mixed Residential RM-6, Mixed Residential (and less intense residential zoning districts) MF-18, Multifamily

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Community Commercial

**Current Use**

Single-Family Residential

North

**Future Land Use Classification**

Low Density Residential

**Current Use**

Single-Family Residential

East

**Future Land Use Classification**

High Density Residential and Community Commercial

**Current Use**

Vacant

South

**Future Land Use Classification**

Regional Commercial

**Current Use**

Freeway

West

**Future Land Use Classification**

None

**Current Use**

Single-Family Residential

**LAND USE ANALYSIS:**

The applicant requests this Plan Amendment in order to change the land use to Medium Density Residential. Currently, the subject property is classified as Community Commercial and zoned “R-4” Single-Family Residential District. The current Community Commercial land use is inconsistent with the zoning and the current land use for the properties and the area. Surrounding lots are developed with single-family two-story residences. The applicant proposes to change the zoning to “RM-4” Mixed Residential District which has less intense setback requirements so that the lots may be developed in a manner that will provide the option of building more spacious single-family one-story residences. This will meet the Plan’s goal of protecting the integrity of existing residential neighborhoods.

**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 proposed amendment to the Medium Density Residential land use classification will allow the applicant to develop the properties with more spacious single-family one-story residences while meeting the minimum setback requirements allowed under the “RM-4” Residential Mixed District.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016044**

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District Proposed Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District Zoning Commission Hearing Date: January 19, 2016