



City of San Antonio

Legislation Details (With Text)

File #: 16-3094

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 5/25/2016

Title: PLAN AMENDMENT #16043 (Council District 3): A request by Spencer Ramirez, 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 0.6831 acres of land out of NCB 10911 located in the 4000 Block of Goliad Road from "Low Density Residential" to "Community Commercial". Staff recommends Denial. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. Adopted and Proposed Land Use Map, 3. PC Resolution- Draft

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 16043
(Associated Zoning Case Z2016155)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 25, 2016

Case Manager: Erica Greene, Planner

Property Owner: Spencer Ramirez

Applicant: Spencer Ramirez

Representative: Spencer Ramirez

Location: 4000 Block of Goliad Road

Legal Description:

Total Acreage: 0.6831 acres of land out of NCB 10911

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Goliad Road

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Lebanon Street

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #20 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: April 2, 2009

Update History: None

Goal 1: Protect the quality of life of residents including health, safety and welfare

Comprehensive Land Use Categories

Low Density Residential: Single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed. Certain lower impact community oriented uses such as schools, churches, parks or community center are appropriate.

Example Zoning Districts:

R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15

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, C-1, C-2, C-2 P, UD, O-1,

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residence and Vacant Lot

North

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residential

East

Future Land Use Classification

Right of Way (ROW)

Current Use

Goliad Road

South

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residential

West

Future Land Use Classification

Low Density Residential

Current Use

Single-Family Residential

LAND USE ANALYSIS:

The subject property is undeveloped. The proposed use for the property is to serve as commercial establishment with food/mobile food truck. The properties that are located around the subject property are all residential uses which follow the current pattern for development of that area. The amendment does not uphold the vision for the future of the Stinson Airport Vicinity Land Use Plan as it plans to protect the quality of life of residents including health, safety and welfare by protecting the integrity of existing residential neighborhoods. The proposed amendment to Community Commercial will not provide consistency with the surrounding areas and will significantly alter the land use pattern or character of the immediate area as the proposed change is not compatible with the already-existing surrounding pattern of development.

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 denial. The proposed amendment to Community Commercial land use will significantly alter the land use pattern or character of the immediate area as the proposed change is not compatible with the already-existing surrounding pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016155

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

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: June 7, 2016