



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-3605

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 6/14/2017

**Title:** PLAN AMENDMENT CASE # 17055 (Council District 9): A request by Brown and Ortiz, PC for approval of a resolution to amend 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 from "Medium Density Residential" and "Community Commercial" to "Medium Density Residential" on Lots 22, 23, and 24, Block 3, NCB 11719, located at 11103, 11107, and 11111 Belair Drive. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017 Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017172)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Draft Resolution, 3. Aerial Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment 17055  
(Associated Zoning Case Z2017172)

**SUMMARY:**

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

**Plan Adoption Date:** May 2010

**Plan Update History:** N/A

**Current Land Use Category:** "Medium Density Residential" and "Community Commercial"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 14, 2017

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Bill C. Rocha

**Applicant:** Ramiro Valdez, III

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

**Location:** 11103, 11107, 11111 Belair Drive

**Legal Description:** Lots 22, 23, and 24, Block 3, NCB 11719

**Total Acreage:** 0.57

**Notices Mailed**

**Owners of Property within 200 feet:** 22

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Anchor Drive

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Belair Drive

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** Bus Route 602 (Stop #28696) is within a minute-walk from the subject property on Belair Drive.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** May 2010

**Update History:** N/A

**Plan Goals:**

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

Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards

**Comprehensive Land Use Categories**

**Land Use Category:** Community Commercial

**Description of Land Use Category:**

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 clinic.

**Permitted Zoning Districts:** NC, C-1, C-2, C-2P, O-1, O-1.5

**Land Use Category:** Medium Density Residential

**Description of Land Use Category:** Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, four-plexes, cottage homes and townhomes

Certain lower impact community oriented uses such as churches, parks or community centers are appropriate

**Permitted Zoning Districts:** R-3, RM-4, RM-5, RM-6 (and less intense residential zoning districts), MF-18

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Community Commercial and Medium Density Residential

**Current Land Use:**

Vacant Lot

North

**Future Land Use Classification:**

Neighborhood Commercial and Medium Density Residential

**Current Land Use:**

Dental Lab, Vacant Lot

East

**Future Land Use Classification:**

Medium Density Residential

**Current Land Use:**

Multi-Family Residences, such as Duplexes

South

**Future Land Use Classification:**

Mixed Use

**Current Land Use:**

Apartment complex, Church

West

**Future Land Use Classification:**

Community Commercial

**Current Land Use:**

Veterinary Hospital, Ballet Arts School, Spiritual Center

### **Proximity to Regional Center/Premium Transit Corridor**

The subject property is not located within a Regional Center, nor is it within a half-mile of a Premium Transit Corridor.

### **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.

**STAFF ANALYSIS AND RECOMMENDATION:** Staff recommends Approval.

The subject property is neighboring residential uses to the north, east, and south. The requested land use is appropriate as it will contribute to the transition from the commercial uses west of the property to the residential uses east of the property. This plan amendment is being sought in order to add eight (8) townhome units to the neighborhood, which is supported by the San Antonio International Airport Vicinity Land Use Plan which aims to protect the quality of life of residents and the integrity of existing residential neighborhoods.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017172**

Current Zoning: “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “RM-5 AHOD” Residential Mixed Airport Hazard Overlay District

Zoning Commission Hearing Date: June 20, 2017