



City of San Antonio

Legislation Details (With Text)

File #: 17-4126

Type: Plan Amendment

In control: Planning Commission

On agenda: 7/26/2017

Title: PLAN AMENDMENT CASE # 17060 (Council District 3): A request by Brown & Ortiz for approval of a resolution to amend the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use Center" to "Regional Commercial" on 5.664 acres out of NCB 11156, generally located northwest of the Roosevelt Avenue and Loop 410 Intersection. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017198)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PA 17060 Proposed Map, 2. PA 17060 Aerial Map, 3. PA 17060 Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 17060

(Associated Zoning Case Z2017198)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: Mixed Use

Proposed Land Use Category: Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 18, 2017

Case Manager: Erica Greene, Planner

Property Owner: We-Roosevelt, LP

Applicant: We-Roosevelt, LP

Representative: Brown and Ortiz, P.C

Location: Northwest of the Roosevelt Avenue and Loop 410 Intersection

Legal Description: 5.664 acres out of NCB 11156

Total Acreage: 5.664 acres

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Loop 410 South

Existing Character: Highway

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #9 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: April 2, 2009

Update History: None

Goal II: Encourage economic growth that enhances airport operations and development

Comprehensive Land Use Categories

Mixed Use: A blend of residential, retail, professional service, office, entertainment, leisure and other related uses that create a pedestrian-oriented environment. Should have nodal development along arterial roads or transit stops. High quality urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes. Should have a mix of uses in the same building or in the same development. Commercial uses on the ground floor and residential or office uses on the upper floors. Mixed use is inclusive of community commercial uses and the medium and high density residential categories.

Example Zoning Districts:

MXD, TOD, IDZ, UD, FBZD, NC, C-1,-C-2, C-2P, O-1, O-1.5, O-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, MF-50

Comprehensive Land Use Categories

Regional Commercial: High intensity land uses that draw their customer base from a larger region. Should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area. Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display permitted in areas

which are screened; no outdoor storage permitted. Examples are automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses

Example Zoning Districts:

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

Land Use Overview

Subject Property

Future Land Use Classification

Mixed Use

Current Use

Vacant Lot

North

Future Land Use Classification

Mixed Use

Current Use

Vacant Lot

East

Future Land Use Classification

Regional Commercial

Current Use

Vacant Lot

South

Future Land Use Classification

Mixed Use

Current Use

Vacant Lot

West

Future Land Use Classification

Public/Institutional

Current Use

Vacant Lot

Proximity to Regional Center/Premium Transit Corridor

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

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.

STAFF ANALYSIS AND RECOMMENDATION: Staff recommends Approval.

The adjacent property is presently Regional Commercial. Development of this area should incorporate well-defined entrances, share internal circulation, limit curb cuts, and should include sidewalks and shade trees in parking lots. The applicant requests this plan amendment and associated zoning change to allow for expansion of the commercial and retail uses. The proposed amendment is an appropriate fit that supports the accommodation of growth within this area.

The proposed amendment to Regional Commercial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change supports the Stinson Airport Vicinity Land Use Plan that encourages economic growth that enhances airport operations and surrounding development and encourages compatible commercial uses along corridors that serve the neighborhoods, and more intense commercial uses at major intersection nodes. This request is the second phase of a rezoning project that the applicant is requesting in this area. The previous request was approved by City Council in December 2016.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017198

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

Zoning Commission Hearing Date: August 1, 2017