



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-3289

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 5/27/2020

**Title:** PLAN AMENDMENT CASE PA-2020-1160014 (Council District 1): A request by Vickrey & Associates, Inc., representative, 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 from "Mixed Use" to "High Density Residential" on 2.022 acres out of NCB 11880, located at 538 Everest Street. Staff recommends Approval. (Associated Zoning Case Z-2020-10700059) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Draft Resolution

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Plan Amendment PA 2020-11600014  
(Associated Zoning Case Z-2020-11600059)

**SUMMARY:**

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

**Plan Adoption Date:** May 2010

**Current Land Use Category:** "Mixed Use"

**Proposed Land Use Category:** "High Density Residential"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** May 27, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Stephen Horton

**Applicant:** Brian Jaffe

**Representative:** Vickrey & Associates, Inc.

**Location:** 538 Everest Street

**Legal Description:** the North 112-feet of the South 231.67-feet of Lot 32 and Lot 34 and the South 113.85-feet of Lot 32 and Lot 34, NCB 11880

**Total Acreage:** 2.022

**Notices Mailed**

**Owners of Property within 200 feet:** 11

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Everest Avenue

**Existing Character:** Local

**Proposed Changes:** None known

**Thoroughfare:** E Sandalwood Lane

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 647, 9, 209

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** May 2010

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

**Objective 1.3:** Enhance quality of the environment in existing neighborhoods that are impacted by airport noise

**Comprehensive Land Use Categories**

**Land Use Category:** "Mixed Use"

**Description of Land Use Category:** Mixed Use development includes a mix of low intensity residential and commercial uses. This land use classification should have a mix of uses in the same building or in the same development. Shared parking should be located to the rear of the structure with limited curb cuts throughout. Additionally, this classification is inclusive of community commercial uses and low and medium density residential uses. Examples include professional/personal services, shop front retail with restaurants, cafes and gift shops.

**Permitted 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 Category:** "High Density Residential"

**Description of Land Use Category:** High Density Residential includes all residential uses, including

apartments, condominiums, and assisted living facilities. High Density Residential is typically located along or near major arterials or collectors and may be used as a transitional buffer between lower density residential uses and non-residential uses. This land use category is not recommended within the Noise Contours.

**Permitted Zoning Districts:** “MF-25”, “MF-33”, “MF-40”, “MF-50”

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Mixed Use” and “Medium Density Residential”

**Current Land Use Classification:** Landscape Nursery with Retail and Residential

Direction: North

**Future Land Use Classification:** “Medium Density Residential”

**Current Land Use Classification:** Office/Residential

Direction: East

**Future Land Use Classification:** “High Density Residential”

**Current Land Use Classification:** Residential

Direction: South

**Future Land Use Classification:** “Medium Density Residential” and “Mixed Use”

**Current Land Use Classification:** Residential, Retail Store, and Daycare Center

Direction: West

**Future Land Use Classification:** “High Density Residential”

**Current Land Use:** Residential

### **FISCAL IMPACT:**

None.

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

The property is within a Regional Center but is not within a Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “High Density Residential” to rezone to “MF-33”. While the existing “Mixed Use” is appropriate for the property, the proposed “High Density Residential” land use is also appropriate. Properties to the east and west of the subject site are “High Density Residential”. The proposed land use is also consistent with existing “Mixed use” and “Medium Density Residential” in the area.

The proposed Plan Amendment maintains the goals and objectives of the San Antonio Airport Vicinity Plan to enhance the housing quality and options in existing neighborhoods that are impacted by airport functions and noise.

### **ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2020-10700059**

Current Zoning: “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District and “O-2 AHOD” High Rise Office Airport Hazard Overlay District and “C-3NA AHOD” General Commercial Airport Hazard Overlay District and “C-2 CD AHOD” Commercial Airport Hazard Overlay District with Conditional Uses for a Construction Trades Contractor Facility

Requested Zoning: “MF-33 AHOD” Multi-family Airport Hazard Overlay District

Zoning Commission Hearing Date: June 2, 2020