



City of San Antonio

Agenda Memorandum

File Number:16-1085

Agenda Item Number: 26.

Agenda Date: 1/13/2016

In Control: Planning Commission

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 Morales-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