



City of San Antonio

Agenda Memorandum

File Number:16-3510

Agenda Item Number: 14.

Agenda Date: 6/22/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Plan Amendment 16050

(Associated Zoning Case Z2016182)

SUMMARY:

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

Plan Adoption Date: May 20, 2010

Current Land Use Category: Park/Open Space

Proposed Land Use Category: High Density Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 22, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Quarry Holdings Joint Venture, Ltd.

Applicant: Embrey Partners, Ltd. by Robert Hunt

Representative: Kaufman & Killen Inc.

Location: 444 East Basse Road

Legal Description: 3.058 acres out of NCB 18918

Total Acreage: 3.058 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: East Basse Road

Existing Character: Secondary Arterial, Type A

Proposed Changes: None

Public Transit:

The nearest VIA bus route to the subject property is the 505 and 647 which operates along East Basse Road

ISSUE:

Plan Adoption Date: May 20, 2010

Update History: None

Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning

Comprehensive Land Use Categories

Park/Open Space: Public and private lands available for active use or passive enjoyment and may include city parks as well as private parks associated with homeowner associations. Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards.

Example Zoning Districts:

RP, Resource Protection; All residential Districts; G, Golf course

Comprehensive Land Use Categories

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

Example Zoning Districts:

Same districts as Mixed Use include MF-33, Multifamily, MF-40, Multifamily, MF-50, Multifamily and O-2, Office District.

Land Use Overview

Subject Property

Future Land Use Classification

Park/Open Space

Current Use

Golf Club and Restaurant

North

Future Land Use Classification

Parks/Open Space, Community Commercial

Current Use

Golf Course

East

Future Land Use Classification

High Density Residential,

Current Use

Apartments

South

Future Land Use Classification

Parks/Open Space

Current Use

Golf Course

West

Future Land Use Classification

High Density Mixed Use

Current Use

Parking Lot

LAND USE ANALYSIS:

The subject property is developed with a parking lot and golf course restaurant and club house. The proposed use for the property is to develop multi-family dwelling units. The properties that are located around the subject property include an apartment complex, retail center and golf course. The proposed use will be consistent with the surrounding areas and will allow the applicant to seek the appropriate "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for multi-family units not to exceed a density of 80 units per acre. The proposed amendment to High Density Mixed land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already existing surrounding pattern of development.

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

RECOMMENDATION:

Staff recommends approval. The proposed amendment to High Density Mixed land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already existing surrounding pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016182

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Proposed Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for multi-family units not to exceed a density of 80 units per acre.

Zoning Commission Hearing Date: July 5, 2016