



# City of San Antonio

## Agenda Memorandum

**File Number:**16-3910

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**Agenda Item Number:** 20.

**Agenda Date:** 7/13/2016

**In Control:** Planning Commission

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**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:** July 13, 2016. Continued from the June 22, 2016 meeting.

**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