



City of San Antonio

Agenda Memorandum

File Number:17-3605

Agenda Item Number: 15.

Agenda Date: 6/14/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Plan Amendment 17055

(Associated Zoning Case Z2017172)

SUMMARY:

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

Plan Adoption Date: May 2010

Plan Update History: N/A

Current Land Use Category: “Medium Density Residential” and “Community Commercial”

Proposed Land Use Category: Medium Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 14, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Bill C. Rocha

Applicant: Ramiro Valdez, III

Representative: Brown & Ortiz, P.C.

Location: 11103, 11107, 11111 Belair Drive

Legal Description: Lots 22, 23, and 24, Block 3, NCB 11719

Total Acreage: 0.57

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Anchor Drive

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Belair Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: Bus Route 602 (Stop #28696) is within a minute-walk from the subject property on Belair Drive.

ISSUE:

Comprehensive Plan

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

Plan Adoption Date: May 2010

Update History: N/A

Plan Goals:

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

Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards

Comprehensive Land Use Categories

Land Use Category: Community Commercial

Description of Land Use Category:

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 clinic.

Permitted Zoning Districts: NC, C-1, C-2, C-2P, O-1, O-1.5

Land Use Category: Medium Density Residential

Description of Land Use Category: Single-family houses on individual lots, zero-lot line configurations, duplexes triplexes, four-plexes, cottage homes and townhomes

Certain lower impact community oriented uses such as churches, parks or community centers are appropriate

Permitted Zoning Districts: R-3, RM-4, RM-5, RM-6 (and less intense residential zoning districts), MF-18

Land Use Overview

Subject Property

Future Land Use Classification:

Community Commercial and Medium Density Residential

Current Land Use:

Vacant Lot

North

Future Land Use Classification:

Neighborhood Commercial and Medium Density Residential

Current Land Use:

Dental Lab, Vacant Lot

East

Future Land Use Classification:

Medium Density Residential

Current Land Use:

Multi-Family Residences, such as Duplexes

South

Future Land Use Classification:

Mixed Use

Current Land Use:

Apartment complex, Church

West

Future Land Use Classification:

Community Commercial

Current Land Use:

Veterinary Hospital, Ballet Arts School, Spiritual Center

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center, nor is it within a half-mile of a Premium Transit Corridor.

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.

STAFF ANALYSIS AND RECOMMENDATION: Staff recommends Approval.

The subject property is neighboring residential uses to the north, east, and south. The requested land use is appropriate as it will contribute to the transition from the commercial uses west of the property to the

residential uses east of the property. This plan amendment is being sought in order to add eight (8) townhome units to the neighborhood, which is supported by the San Antonio International Airport Vicinity Land Use Plan which aims to protect the quality of life of residents and the integrity of existing residential neighborhoods.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017172

Current Zoning: “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: “RM-5 AHOD” Residential Mixed Airport Hazard Overlay District

Zoning Commission Hearing Date: June 20, 2017