



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1497

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**Agenda Item Number:** 21.

**Agenda Date:** 2/12/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment PA2019-11600103

(Associated Zoning Case Z2019-10700342)

**SUMMARY:**

**Comprehensive Plan Component:** Stinson Airport Vicinity Land Use Plan

**Plan Adoption Date:** April 2, 2009

**Current Land Use Category:** “Mixed Use,” “Regional Commercial,” and “Public Institutional”

**Proposed Land Use Category:** “Low Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** February 12, 2020

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** We-Roosevelt, L.P.

**Applicant:** Bitterblue, Inc.

**Representative:** Brown & Ortiz, P.C.

**Location:** 12000 Block of Southeast Loop 410

**Legal Description:** 23.724 acres out of NCB 11156

**Total Acreage:** 23.724 acres

### **Notices Mailed**

**Owners of Property within 200 feet:** 13

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

**Applicable Agencies:** Texas Department of Transportation, World Heritage Organization

### **Transportation**

**Thoroughfare:** Southeast Loop 410

**Existing Character:** Interstate

**Proposed Changes:** None

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**ISSUE:** None.

### **Comprehensive Plan**

**Comprehensive Plan Component:** Stinson Airport Vicinity Land Use Plan

**Plan Adoption Date:** April 2, 2009

#### **Plan Goals:**

Objective 1.1 Protect integrity of exiting residential neighborhoods

Objective 2.1 Upgrade and enhance airfront commercial property that is declining, is currently vacant, or is underutilized

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

### **Comprehensive Land Use Categories**

#### **Land Use Category: “Mixed Use”**

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

**Permitted Zoning Districts:** MXD, TOD, IDZ, UD, FBZD, NC, C-1, C-2, C-2P, O-1, O-1.5, O-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, MF-50

#### **Land Use Category: “Regional Commercial”**

**Description of Land Use Category:** High intensity land uses that draw their customer base from a larger region. Should be located at intersection nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area. Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots. Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted. Examples are automobile sales, major automobile repair, mini-warehouses, wholesale, large commercial centers, malls, home improvement centers, large hotels and motels, major employment centers, low to high rise office buildings that promote mixed uses.

**Permitted Zoning Districts:** NC, C-1, C-2, C-2P, C-3, UD, O-1, O-1.5, O-2,

#### **Land Use Category: “Public Institutional”**

**Description of Land Use Category:** Public, quasi-public, utility company and institutional uses. Examples include public buildings (government, post offices, libraries, social services, transit centers, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals.

**Permitted Zoning Districts:** Varies

**Land Use Category:** “Low Density Residential”

**Description of Land Use Category:** Single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed. Certain lower impact community oriented uses such as schools, churches, parks or community center are appropriate.

**Permitted Zoning Districts:** R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15

### **Land Use Overview**

Subject Property

**Future Land Use Classification:** “Mixed Use,” “Regional Commercial,” and “Public Institutional”

**Current Land Use Classification:** Vacant

**Direction:** North

**Future Land Use Classification:** “Public Institutional”

**Current Land Use Classification:** Vacant

**Direction:** East

**Future Land Use Classification:** “Mixed Use” and “Regional Commercial”

**Current Land Use Classification:** Gas station, shopping center

**Direction:** South

**Future Land Use Classification:** “General Urban Tier”

**Current Land Use Classification:** Single-family residences, auto shop

**Direction:** West

**Future Land Use Classification:** “Mixed Use,” “Public Institutional,” and “Low Density Residential”

**Current Land Use:** Residential neighborhood

### **FISCAL IMPACT:**

None.

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

The property is not within a regional center or within a premium transit corridor.

### **STAFF ANALYSIS & RECOMMENDATION:**

Staff recommends Approval.

The proposed “Low Density Residential” land use designation is appropriate for the subject property and the surrounding area. The Stinson Airport Vicinity Land Use Plan calls for “enhance[ing] airfront commercial property that is declining, is currently vacant, or is underutilized,” and this land use change request will accomplish that objective. The applicant’s request will create a more cohesive and consistent land use in the area, which is suitable for a residential single-family development.

### **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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2019-10700342**

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "R-4 AHOD" Single-family Residential Airport Hazard Overlay District

Zoning Commission Hearing Date: February 18, 2020