



City of San Antonio

Agenda Memorandum

File Number:14-1895

Agenda Item Number: P-3.

Agenda Date: 3/5/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 14068

SUMMARY:

An ordinance amending the future land use plan contained in the **Stinson Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 1.875 acre tract of land located on a portion of the 9000 Block of South Presa Street from **Low Density Residential** land use to **Community Commercial** land use.

The Department and Planning Commission recommend approval. A Community Commercial land use classification at this location would be consistent with the recommendation that Community Commercial uses be located at nodes on arterials at major intersections. The subject property fronts South Presa and the Major Thoroughfare Plan discourages residential development fronting thoroughfares. With appropriate buffers, landscaping, lighting and signage controls, the proposed retail use of the property could be compatible adjacent to residential uses.

BACKGROUND INFORMATION:

Case Manager: Ernest Brown

Applicant: Overland Properties, LLC (by Jacob W. Stauffer, Executive Vice President)

Owner: HLH Developments, LP (by Harry Hausman, Manager, Hausman Management LLC, General Partner)

Property Location: A portion of the 9000 Block of South Presa Street

Acreage: 1.875

Current Land Use of Site: designated Low Density Residential; occupied by vacant land

Adjacent Land Use:

NE: designated Low Density Residential; occupied by single family residence.

NW: designated Low Density Residential; occupied by vacant property

SE: designated Low Density Residential and Public/Institutional; occupied by single family residential and vacant land

SW: designated Low Density Residential and Public/Institutional; occupied by auto repair and vacant land

Comprehensive Plan Analysis:**Comprehensive Plan Component:** Stinson Airport Vicinity Land Use Plan**Plan Adoption Date:** April 2, 2009**Update History:** None**Plan Goals:****Goal I: Encourage economic growth that enhances airport operations and surrounding development****Objective 2.2 Encourage commercial development that respects the integrity of existing residential development**

The change to Community Commercial would be appropriate as it would serve the existing single-family residential uses and the Public/Institutional uses. A Community Commercial land use classification at this location would be consistent with the recommendation that Community Commercial uses be located at nodes on arterials at major intersections.

LAND USE ANALYSIS:

The subject property is located on South Presa between Mission Pass Street and Mission Way, south of southeast Military Drive. The applicant requests this plan amendment and associated zoning change in order to allow the development of the property as retail. The change to Community Commercial would be appropriate as it would serve the existing single-family residential uses and the Public/Institutional uses. A Community Commercial land use classification at this location would be consistent with the recommendation that Community Commercial uses be located at nodes on arterials at major intersections. The subject property fronts South Presa and the Major Thoroughfare Plan discourages residential development fronting thoroughfares. The proposed amendment to Community Commercial is not expected to significantly increase vehicular traffic to the adjacent residences. South Presa could handle the additional capacity that could potentially result from a community commercial development. With appropriate buffers, landscaping, lighting and signage controls, the proposed retail use of the property could be compatible adjacent to residential uses.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identified South Presa as a Secondary Arterial Type A. Mission Way is constructed as a Local Residential Street, Type B with sidewalks. It serves as a collector at the intersection of S. Presa Road entering into the residential subdivision. The subdivision includes sidewalks which allow for pedestrian access to and from subject the property. There is a VIA bus stop in the vicinity of the subject property with VIA transit line 36 route that operates along South Presa Street. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

COMMUNITY FACILITIES ANALYSIS:

The subject property is in proximity to the Acequia, Mission San Juan Capistrano, Mission Parkway and Mission Creek Academy School in the San Antonio Independent School District. The requested land use change should not create any additional demand for community facilities. Rather, it will compliment the existing community facilities in the area.

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

ALTERNATIVES:

No action will maintain the current future land use classification of Low Density Residential.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. A Community Commercial land use classification at this location would be consistent with the recommendation that Community Commercial uses be located at nodes on arterials at major intersections. The change to Community Commercial would be appropriate as it would serve the existing single-family residential uses and the Public/Institutional uses.

PLANNING COMMISSION RECOMMENDATION:

Meeting and Public Hearing Date: August 13, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: July 24, 2014

No. of notices mailed 10 days prior to Public Hearing: 29 to owners of property within 200 feet; 15 to planning team members, and 1 to applicant and no registered neighborhood association.

Registered Neighborhood Association (s) Notified: None

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District

Proposed Zoning: "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District

Zoning Commission Public Hearing Date: September 02, 2014

Approval.