



City of San Antonio

Agenda Memorandum

File Number:15-2574

Agenda Item Number: 16.

Agenda Date: 4/22/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment 15037

(Associated Zoning Case Number Z2015162)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: Regional Commercial

Proposed Land Use Category: High Density Residential

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 22, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Brooks Development Authority

Applicant: John Condit

Representative: John Condit

Location: Approximately 20.55 acres of land being Lot 4, Block 3 in NCB 10879 located at the 8200 block of City Base Landing.

Total Acreage: 20.55

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Planning Team: 14

Applicable Agencies: Aviation Department

Transportation

Thoroughfare: Military Drive

Existing Character: Primary Arterial Type A

Proposed Changes: None

Transportation

Thoroughfare: City Base Landing

Existing Character: Secondary Arterial Type B.

Proposed Changes: None

Thoroughfare: Research Plaza

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Goliad Road

Existing Character: Secondary Arterial Type B.

Proposed Changes: None

Public Transit:

There is a VIA bus stop across the street from the subject property on the corner of Research Plaza and City Base Landing.

ISSUE:

Plan Adoption Date: April 2, 2009

Update History: None

Objective 1.1 Protect integrity of exiting residential neighborhoods

Objective 1.2 Discourage developments of incompatible uses on vacant land

Comprehensive Land Use Categories

Regional Commercial: Regional Commercial development includes high density land uses that draw its customer base from a larger region. Regional Commercial includes malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships. Regional Commercial uses are typically located at intersection nodes at major arterial roadways, and interstate highways, along mass transit systems, or where an existing commercial area has been established. These commercial nodes are typically 20 acres or greater in area.

Example Zoning Districts:

NC, C-1, C-2, C-2P, C-3, UD, O-1, O-1.5, O-2,

Comprehensive Land Use Categories

High Density Residential: High Density Residential uses include all residential uses, including apartments, condominiums and assisted living facilities and are typically located along or near major arterials or collectors. High Density Residential uses may be used as a transitional buffer between lower density residential uses and non-residential uses.

Example Zoning Districts:

MF-25, MF-33, MF-40 MF-50

Land Use Overview

Subject Property

Future Land Use Classification

Regional Commercial

Current Use

Vacant Land

North

Future Land Use Classification

Regional Commercial

Current Use

Commercial Uses and Vacant Land

East

Future Land Use Classification

Regional Commercial and Community Commercial

Current Use

Commercial Uses and Vacant Land

South

Future Land Use Classification

Regional Commercial

Current Use

Vacant Land

West

Future Land Use Classification

Regional Commercial and Public Institutional

Current Use

Hospital and Vacant Land

LAND USE ANALYSIS:

The applicant requests this Plan Amendment and associated zoning change in order to construct a low density multi-family development on the subject property. The subject property is classified as Regional Commercial and zoned “C-3” and multi-family uses are not permitted by right under Regional Commercial or the “C-3” zoning designation. The subject property’s location along a major arterial and its close proximity to the varied commercial uses along Military Drive to the north and Goliad Road to the east make it appropriate for the High Density Residential land use classification. The High Density Residential land use classification supports the goals of the Stinson Airport Vicinity Land Use Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

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.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The subject property's location along a major arterial and its close proximity to the varied commercial uses along Military Drive to the north and Goliad Road to the east make it appropriate for the High Density Residential land use classification.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015162

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

Proposed Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: May 5, 2015