



City of San Antonio

Agenda Memorandum

File Number:15-4262

Agenda Item Number: P-4.

Agenda Date: 2/18/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 15066
(Associated Zoning Case Z2015250)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: Community Commercial

Proposed Land Use Category Regional Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 22, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Indian Homes, Ltd.

Applicant: Kaufman & Killen, Inc.

Representative: Kaufman & Killen, Inc.

Location: Approximately 36.69 acres of land being Lot 6, Block 5, in NCB 10879 located along the 3200-3300 block of Goliad Road

Total Acreage: 36.69

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Planning Team: 14
Applicable Agencies: Aviation Department

Transportation

Thoroughfare: Goliad Road
Existing Character: Secondary Arterial Type B
Proposed Changes: None

Thoroughfare: Military Drive
Existing Character: Primary Arterial Type A
Proposed Changes: None

Thoroughfare: Interstate IH-37
Existing Character: Freeway
Proposed Changes: None

Thoroughfare: Ten Bears Street
Existing Character: Local Street
Proposed Changes: None

Public Transit:

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

ISSUE:

Plan Adoption Date: April 2, 2009
Update History: None June 16, 2011
Goal II: Encourage economic growth that enhances airport operations and surrounding development
Objective 2.1: Upgrade and enhance airfront commercial property that is declining, is currently vacant, or is underutilized.

Comprehensive Land Use Categories

Community Commercial: Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store. Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors.

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

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,

Land Use Overview

Subject Property
Future Land Use Classification
Community Commercial
Current Use
Vacant Land

North
Future Land Use Classification
Regional Commercial
Current Use
Commercial Uses

East
Future Land Use Classification
UZROW
Current Use
Interstate Highway 37

South
Future Land Use Classification
Low Density Residential
Current Use
Single Family Residences

West
Future Land Use Classification
Regional Commercial
Current Use
Vacant Lot

LAND USE ANALYSIS:

The applicant requests this Plan Amendment and associated zoning change in order to construct a commercial development on the subject property. The subject property's location along Goliad Road a major arterial to the west and IH 37 to the east and its close proximity to the varied commercial uses to the north and west make it appropriate for the Regional Commercial land use classification. Brooks City Base in the last few years has undergone a transition from a military campus to an area with a bioscience, biomedical, academic, environmental, research and technology center, and high density multi-family uses. Brooks Development Authority continues to work to develop Brooks City Base into an area that will offer more retail and commercial uses that will support the additional multi-family developments that are planned as well as the recent addition of the University of the Incarnate Word Medical School. The development of the subject property as Regional Commercial would contribute toward the plan's vision of attracting new businesses, services and retail establishments to the area. The Regional Commercial land use classification supports the goals of the Stinson Airport Vicinity Land Use Plan of upgrading and enhancing air-front commercial properties that are declining, currently vacant, or underutilized and promoting economic growth in the area along arterials and in established commercial areas.

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 Goliad Road a major arterial to the west and IH 37 to the east and its close proximity to the varied commercial uses to the north and west make it appropriate for the Regional Commercial land use classification.

PLANNING COMMISSION RECOMMENDATION: Approval (9-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015250

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "MH AHOD"

Manufacturing Housing Airport Hazard Overlay District

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

Zoning Commission Hearing Date: August 4, 2015

Zoning Commission Recommendation: Approval.