



City of San Antonio

Agenda Memorandum

Agenda Date: July 26, 2023

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

PLAN AMENDMENT CASE PA-2023-11600042
(Associated Zoning Case Z-2023-10700164)

SUMMARY:

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

Plan Adoption Date: May 2010

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "High Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 26, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Manuel T. Burca

Applicant: Gustavo Gonzalez

Representative: Gustavo Gonzalez

Location: 4400 Stahl Road

Legal Description: 1.359 acres out of NCB 17196

Total Acreage: 1.359 Acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Northern Hills Neighborhood Association

Applicable Agencies: San Antonio International Airport, Planning Department

Transportation

Thoroughfare: Stahl Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Public Transit: There are no VIA bus routes in proximity to the subject property.

Routes Served: N/A

Comprehensive Plan

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

Plan Adoption Date: March 2010

Plan Goals:

- Goal I: 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: “Neighborhood Commercial”

Description of Land Use Category: Low intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market equivalent to a neighborhood.

Should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established.

Examples are flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barber shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.

Permitted Zoning Districts: NC, C-1, O-1

Land Use Category: “High Density Residential”

Description of Land Use Category: All residential uses, including apartments, condominiums and assisted living facilities.

Typically located along or near major arterials or collectors.

May be used as a transitional buffer between lower density residential uses and non-residential uses.

Not recommended within the Noise Contours.

Permitted Zoning Districts: MF-25, MF-33, MF-40, MF-50

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Mixed Use

Current Land Use Classification:

Landscape Supply Business

Direction: East

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant, Residential Dwellings

Direction: South

Future Land Use Classification:

Low Density Residential

Current Land Use Classification:

Vacant, Residential Dwellings

Direction: West

Future Land Use Classification:

Low Density Residential, Parks and Open Space

Current Land Use Classification:

Vacant, Residential Dwellings

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

ISSUE: None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Neighborhood Commercial” to “High Density Residential” is requested to rezone the subject property to “MF-33” Multi-Family District, for an Assisted Living Facility. While the property is placed and sized in a way that aligns with the “Neighborhood Commercial” land use designation, “High Density Residential” is appropriate for the property and surrounding area as well.

The property meets the locational criteria for the “High Density Residential” land use designation as it is located off a secondary arterial. There is an established “Low Density Residential”

development pattern behind the subject property. Thus, the proposed “High Density Residential” can serve as a transitional buffer between the existing residential land use and the more intense “Mixed Use” development to the north of the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700164

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: August 1, 2023