



City of San Antonio

Agenda Memorandum

Agenda Date: February 9, 2022

In Control: Planning Commission

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment Case PA-2021-116000071
(Associated Zoning Case Z-2021-10700214)

SUMMARY:

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

Plan Adoption Date: April 2, 2009

Current Land Use Category: Low Density Residential and Parks/Open Space

Proposed Land Use Category: Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 9, 2022

Case Manager: Roland Arsate, Planner

Property Owner: Julio Gonzalez

Applicant: Jose Gallegos

Representative: Jose Gallegos

Location: Generally located in the 9400 Block of Southeast Loop 410

Legal Description: 18.97 acres out of NCB 10917

Total Acreage: 18.97 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Applicable Agencies: Historic, TxDOT, Office of World Heritage, Stinson Airfield

Transportation

Thoroughfare: Southeast Loop 410

Existing Character: Collector

Proposed Changes: None

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

COMPREHENSIVE PLAN

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan

Plan Adoption Date: April 2009

Relevant goals/recommendations/strategies of the Stinson Airport Vicinity Land Use Plan may include:

- Goal 1: Protect the quality of life of residents including health, safety and welfare. ○ Objective 1.1 : Protect integrity of existing residential neighborhoods.
- Goal 2: Encourage economic growth that enhances airport operations and surrounding development. ○ Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

Comprehensive Land Use Categories

Land Use Category: “Low Density Residential”

Description of Land Use Category: Low Density Residential Development includes Single Family Residential Development on individual lots within walking distance of schools and parks. Lower-impact community uses such as schools, religious assemblies, parks and community centers can be included. Larger residential estates are characteristic to the Oak Park/Northwood Neighborhood. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

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

Land Use Category: “Parks/Open Space”

Public and private lands available for active use or passive enjoyment May include city parks as well as private parks associated with homeowner associations Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards.

Permitted Zoning Districts: RP

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 Overview

Subject Property

Future Land Use Classification: Mixed Use

Current Land Use Classification: Low Density Residential and Parks/Open Space

Direction: North

Future Land Use Classification: Public Institutional

Current Land Use Classification: Vacant Land

Direction: East

Future Land Use Classification: Low Density Residential

Current Land Use Classification: Single-Family Residence and Church

Direction: South

Future Land Use Classification: ROW: Loop 410 Southeast

Current Land Use Classification: ROW: Loop 410 Southeast

Direction: West

Future Land Use Classification: Low Density Residential

Current Land Use: Vacant Land

ISSUE: None.

FISCAL IMPACT: There are no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

Within half a mile of the Brooks Regional Center.

ALTERNATIVES:

1. Recommend denial.
2. Make an alternate recommendation for land use.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “Mixed Use” land use to rezone to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “C-2” Commercial District and for 381 residential units. There is some “Mixed Use” land use to the north of the subject site. The proposed “Mixed Use” will provide a more diverse land use type which can include a mix of residential and

commercial uses which is appropriate and ideal along a major highway like Loop 410 rather than “Low Density Residential”.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-11600071

Current Zoning: "I-1 H AHOD" General Industrial Mission Historic Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District

Proposed Zoning: “IDZ-2 H AHOD” Medium Intensity Infill Development Zone Mission Historic Airport Hazard Overlay District with residential uses not to exceed 381 units and uses permitted in “C-2” Commercial District and “IDZ-2 AHOD” Infill Development Zone Airport Hazard Overlay District with residential uses not to exceed 381 units and uses permitted in “C-2” Commercial District

Zoning Commission Hearing Date: February 15, 2022