



City of San Antonio

Legislation Details (With Text)

File #: 13-661

Type: Plan Amendment

In control: City Council A Session

On agenda: 10/17/2013

Title: PLAN AMENDMENT #13045 (District 1): An Ordinance amending the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of an 0.7774 acre tract of land located at 9503 Lorene Street from Low Density Residential to Community Commercial. Staff recommended Denial. Planning Commission recommended approval. (Associated Zoning Case # Z2013193 CD)

Sponsors:

Indexes: Plan Amendment

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. PC Resolution, 3. 09_23_Plan Amendment 13045_DRAFT, 4. Ordinance 2013-10-17-0730

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: John Dugan

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Plan Amendment 13045

SUMMARY:
An Ordinance amending the future land use plan contained in the **San Antonio International Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.7774 acre tract of land addressed at 9503 Lorene Street from **Low Density Residential** to **Community Commercial**.

The Department recommends Denial. The Planning Commission recommends Approval.

BACKGROUND INFORMATION:
Applicant: Brown & Ortiz, P.C.
Owner: Sage Western Investments
Property Location: 9503 Lorene Street
Acreage: 0.7774 acre
Current Land Use of site: Vacant lot
Adjacent Land Uses:

N: designated High Density Residential; occupied by Multi-family homes

E: designated Regional Commercial; occupied by Automobile Dealership

S: designated Medium Density Residential and High Density Residential; occupied by Multi-family homes

W: designated Low Density Residential; occupied by Single-family homes

ISSUE:

The proposed zoning is not consistent with the community plan and requires that the applicant request a plan amendment

Comprehensive Plan Analysis

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

Plan Adoption Date: May 20, 2010

Update History: None

Plan Goals:

Goal I: Protect the quality of life of residents including health, safety and welfare

Land Use pg. 30: Community Commercial uses include medium intensity uses that serve two or more neighborhoods. Should be located at nodes on arterials at major intersections or where an existing commercial area has been established.

The change to Community Commercial is inappropriate as it would allow development that is not consistent with the surrounding properties to the north, south and west which are single and multi-family residential uses. In addition, the subject property does not meet the location criteria recommended by the Plan for Community Commercial.

LAND USE ANALYSIS:

The subject property is located along the west side of Lorene Street near the intersection of Lorene and Lockhill-Selma Road, within the San Antonio International Airport Vicinity Land Use Plan. The subject property consists of a vacant lot and has multi-family homes to the north and south, commercial uses to the east and single-family homes to the west. The San Antonio International Airport Vicinity Land Use Plan classifies the subject property and the area to the west as Low Density Residential, the area to the north as High Density Residential, the area to the south as Medium Density Residential and the area to the east as Regional Commercial. The applicant requests to change the future land use from Low Density Residential to Community Commercial.

The applicant requests this plan amendment and associated zoning change in order to allow for the development of the property as an inventory and employee parking lot for the adjacent automobile dealership. The change to Community Commercial is inappropriate as it would allow development that is not consistent with the surrounding properties to the north, south and west which are single and multi-family residential uses. Community Commercial uses typically generate more noise, light, traffic and have longer business hours and would negatively impact the abutting residential uses. In addition, the subject property does not meet the location criteria for Community Commercial since it should be located at nodes on arterials at major intersections or where an existing commercial area has been established. The Community Commercial land use classification would not support the goals of the San Antonio International Airport Vicinity Land Use Plan of protecting the quality of life of residents and promoting commercial development along major arterials or where existing commercial areas have been established.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

San Pedro Avenue is a Primary Arterial Type A and Blanco Road is a Secondary Arterial Type A. Lockhill Selma Road is a Secondary Arterial Type B. Lorene Street is a collector street. Mider is a local street. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop at mid-block along San Pedro just east of the subject property. The requested land use change could generate more traffic that can safely be accommodated by Lorene Street. Furthermore, because primary access to this site is from Lorene Street it could significantly increase vehicular traffic creating an adverse condition for the adjacent residential residences. The requested change would create a significant impact to the existing transportation infrastructure.

COMMUNITY FACILITIES ANALYSIS:

Holy Spirit Catholic Church, Harmony Hills Elementary School and Robin Academy High School are within close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

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:

The change to Community Commercial is inappropriate as it would allow development that is not consistent with the surrounding properties to the north, south and west which are single and multi-family residential uses. Community Commercial uses typically generate more noise, light, traffic and have longer business hours and would negatively impact the abutting residential uses. In addition, the subject property does not meet the location criteria for Community Commercial. The Community Commercial classification would not support the goals of the San Antonio International Airport Vicinity Land Use Plan of protecting the quality of life of residents and promoting commercial development along major arterials or where existing commercial areas have been established.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 11, 2013

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: August 23, 2013

No. Notices mailed 10 days prior to Public Hearing: 13 to property owners within 200 feet; 1 to applicant and 1 to Greater Harmony Hills Neighborhood Association.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2013193 CD

Current Zoning: O-2

Proposed Zoning: C-2 CD (Conditional use Authorization for Motor Vehicle Sales)

Zoning Commission Public Hearing Date: September 17, 2013

Approval.