



City of San Antonio

Legislation Details (With Text)

File #: 19-7450

Type: Plan Amendment

In control: Planning Commission

On agenda: 10/9/2019

Title: PLAN AMENDMENT CASE PA-2019-11600065 (Council District 6): A request by Raul Ayarzagoitia, applicant, for approval of a Resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522, located at 6402 Tahoka Boulevard, 6406 Tahoka Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive. Staff recommends Denial. (Associated Zoning Case Z-2019-10700223) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment PA-2019-11600065
(Associated Zoning Case Z-2019-10700223)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 13, 2011

Current Land Use Category: "Suburban Tier"

Proposed Land Use Category: "General Urban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 9, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Martin Reyes

Applicant: Raul Ayarzagoitia

Representative: Raul Ayarzagoitia

Location: 6402 Tahoka Boulevard, 6406 Tahoka Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive

Legal Description: Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522

Total Acreage: 0.5508

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Cable Westwood Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Transportation

Thoroughfare: Tahoka Blvd.

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Marcus Dr.

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Arvil Ave.

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 76, 276

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 13, 2011

Plan Goals:

- Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.
- Goal HOU-2 New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments.

Comprehensive Land Use Categories

Land Use Category: "Suburban Tier"

Description of Land Use Category:

- Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.
- Neighborhood uses should be accessible by pedestrians.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

Comprehensive Land Use Categories

Land Use Category: "General Urban Tier"

Description of Land Use Category:

- Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums).
- Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview

Subject Property

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Hotel

Direction: South

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

Suburban Tier

Current Land Use:

Single Family Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

The proposed land use amendment from “Suburban Tier” to “General Urban Tier” is requested in order to rezone the property to “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region - 1 Airport Hazard Overlay District.

This is not consistent with the West/Southwest Sector Plan’s objective to utilize housing stock in distributed densities in accordance with the adopted plan. The plan also considers the physical infrastructure capacity that comes with building a higher density amount of units. The future land use classification for the property is “Suburban Tier”, which is compatible with the existing uses in the area. The proposed Plan Amendment to “General Urban Tier” is not a compatible transition for the “R-6” base zoning to the north, south and west. Additionally “Suburban Tier” allows “MF-18” which would provide an adequate density of 10 units.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the West/Southwest Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland Air Force Base.

Significantly alter recreational amenities such as open space, parks, and trails.

ALTERNATIVES:

1. Recommend approval of the proposed amendment to the West/Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700223

CURRENT ZONING: “C-3 MLOD-2 MLR-1 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region - 1 Airport Hazard Overlay District and “C-3NA S MLOD-2 MLR-1 AHOD” General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region - 1 Airport Hazard Overlay District with a Specific Use Authorization to allow a Cabinet Shop

PROPOSED ZONING: “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region - 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: October 15, 2019