



City of San Antonio

Agenda Memorandum

File Number:13-856

Agenda Item Number: P-3.

Agenda Date: 11/21/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Plan Amendment 13049

SUMMARY:

An Ordinance amending the future land use plan contained in the **United Southwest Communities Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 1.528 acre tract of land located at the southeast corner of New Valley Hi Road and Ray Ellison Drive from **Low Density Residential** to **Community Commercial**.

The proposed Community Commercial land use classification would provide an array of commercial, professional, and retail uses, accessible by both pedestrians and bicyclists, that would serve adjacent residential property owners and personnel working on Lackland Air Force Base. Furthermore, the proposed land use classification would limit additional residential uses in close proximity which could be negatively affected by operations on the base.

The Department recommends approval. The Planning Commission recommends approval.

BACKGROUND INFORMATION:

Applicant: Kaufman and Killen, Inc.

Owner: Kelly P. Hazel and Erismelda Hazel

Property Location: Southeast corner of the intersection of New Valley Hi Road and Ray Ellison Drive.

Acreage: 1.528

Current Land Use of site: Low Density Residential; unoccupied

Adjacent Land Uses:

N: designated Low Density Residential; occupied by single-family homes

E: designated Low Density Residential; currently unoccupied

S: designated Public/Institutional; occupied by a school

W: designated Military; occupied by Lackland Air Force Base

ISSUE:

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

Comprehensive Plan Analysis:

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: July 13, 2005

Update History: June 16, 2011

Plan Goals:

The Community Commercial land use classification is intended to accommodate an array of office, professional service, and retail uses accessible by a variety of transportation modes, including bicyclists and pedestrians. The subject property's proximity to an established residential subdivision, as well as Lackland Air Force Base will provide an array of uses beneficial to residential property owners in the vicinity of the subject property, who would be able to access the property on foot and by bicycle, as well as military personnel stationed at Lackland Air Force Base.

The requested land use classification and the uses associated with it are compatible with **Goal 1 - Economic Development: Attract new businesses, services, and retail establishments to the United Southwest Communities.** Furthermore, the subject property is immediately adjacent to Lackland Air Force Base which is an active military post. Military aviation and other operations conducted on base, may pose noise, lighting, and other negative impacts to additional residential development in the vicinity of the base. Commercial uses, such as those accommodated by the proposed land use classification are more compatible with the adjacent military base. These types of uses are supported by **Objective 2.3: Military Base Compatibility. Provide for new development opportunities while protecting the missions of Lackland Air Force Base and operations at Kelly Field.**

Land Use Analysis: The United Southwest Communities Plan recommends uses that are compatible with operations conducted on military bases in the planning area. The office, retail, and commercial uses accommodated in the proposed Community Commercial land use classification are less likely to be negatively impacted by noise, lighting, and other negative impacts posed by military operations. Furthermore, the nearest Community Commercial node is located east of the subject property at the intersection of New Valley Hi Drive and Loop 410. The subject property's location adjacent to the western boundary of the established subdivision would facilitate pedestrian or bicycle access to shopping opportunities by those choosing to do so.

Transportation/Infrastructure Analysis: Ray Ellison Boulevard and New Valley Hi Drive are Secondary Arterial Type A roadways. The size and configuration of the subject property should, with proper site planning, result in minimal impact to transportation infrastructure in the area. There is a VIA bus stop immediately south of the subject property.

Community Facilities Analysis: The subject property is immediately north of Valley Hi Elementary school and immediately east of Lackland Air Force Base. The subject property is also approximately 0.58 miles southwest of Sam Rayburn Middle School. The proposed land use classification is not anticipated to pose negative impacts to community facilities in the planning area.

ALTERNATIVES:

No action will maintain the current land use designation 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 department recommends approval. The proposed Community Commercial land use classification would provide an array of commercial, professional, and retail uses, accessible by both pedestrians and bicyclists, that would serve adjacent residential property owners and personnel working on Lackland Air Force Base. Furthermore, the proposed land use classification would limit additional residential uses in close proximity which could be negatively affected by operations on the base.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 25, 2013

Approval. Resolution Attached.

Newspaper Publication Date of Public Hearing: September 5, 2013

No. Notices mailed 10 days prior to Public Hearing: 8 to owners of property within 200 feet; 29 to planning team members; 1 to applicant and representative; 1 to neighborhood associations Registered Neighborhood Association(s) Notified: People Active in Community Efforts

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2013205

Current zoning district: R-6 AHOD

Proposed zoning district: C-2 AHOD

Zoning Commission Public Hearing Date: October 15, 2013

Approval pending the Plan Amendment.