



City of San Antonio

Agenda Memorandum

File Number: 18-1945

Agenda Item Number: P-4.

Agenda Date: 3/1/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment 18019

(Associated Zoning Case Z2018069)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: “Specialized Center” and “Civic Center”

Proposed Land Use Category: “Suburban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 24, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: OCI Alamo 8, LLC

Applicant: Lennar Homes of Texas, Inc.

Representative: Patrick W. Christensen

Location: 303 South Acme Road

Legal Description: 16.520 acres out of NCB 11379

Total Acreage: 16.520

Notices Mailed

Owners of Property within 200 feet: 45

Registered Neighborhood Associations within 200 feet: Community Workers Council

Applicable Agencies: Lackland Airforce Base

Transportation

Thoroughfare: South Acme Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus route is within walking distance of the subject property. Routes served: 75 and 275.

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 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.

Goal HOU-3 Housing is well maintained to help ensure the long-term viability of neighborhoods

Comprehensive Land Use Categories

Land Use Category: “Specialized Center”

Description of Land Use Category: *RESIDENTIAL:* None. *NON-RESIDENTIAL:* Heavy Industrial, Business / Office Park Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services. *LOCATION:* Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Permitted Zoning Districts: 0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Comprehensive Land Use Categories

Land Use Category: “Suburban Tier”

Description of Land Use Category: *RESIDENTIAL:* Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums *NON-RESIDENTIAL:* Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate

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, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Land Use Overview

Subject Property

Future Land Use Classification:

Specialized Center and Civic Center

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Vacant Lot

Direction: East

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Single-Family Residences

Direction: South

Future Land Use Classification:

Specialized Center

Current Land Use Classification:

Vacant Lot

Direction: West

Future Land Use Classification:

Specialized Center

Current Land Use:

Vacant Lot

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center. A portion of the property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (10-0) recommend Approval.

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

The proposed land use amendment from “Specialized Center” to “Suburban Tier” is requested in order to rezone the property to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District. The future

land use for the property is “Specialized Center”, which is not compatible with the surrounding residential uses. The proposed Plan Amendment to “Suburban Tier” will extend the currently developed residential uses to the east and north of the property. The proposed Plan Amendment to “Suburban Tier” will also promote diverse housing stock in the West/Southwest sector to provide additional housing options for future residents.

ALTERNATIVES:

1. Recommend denial 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: Z2018069

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District.

Proposed Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

Zoning Commission Hearing Date: February 6, 2018