



City of San Antonio

Agenda Memorandum

File Number: 14-1563

Agenda Item Number: P-6.

Agenda Date: 8/7/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 7

SUBJECT:

Plan Amendment 14051

SUMMARY:

An Ordinance amending the future land use plan contained in the **West/Southwest Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 12, NCB 11635 located at 5033 Callaghan Road from **General Urban Tier** Land Use to **Agribusiness Tier** Land Use.

The Department and Planning Commission recommend approval. The change to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate.

BACKGROUND INFORMATION:

Applicant: Mohammed and Elizabeth Hassan

Owner: Mohammed and Elizabeth Hassan

Property Location: 5033 Callaghan Road

Acreage: 1.001

Current Land Use of site: Vehicle Repair and Wrecker Service

Adjacent Land Uses:

N: OCL,

E: Designated General Urban Tier, occupied by Mini Storage Facility

S: Designated General Urban Tier, occupied by Mechanic Shop; Repair Shops

W: Designated General Urban Tier. Occupied by Retail-Landscape Material

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Update History: None

Plan Goals:

Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

LAND USE ANALYSIS/SECTOR PLAN CRITERIA FOR REVIEW :

The recommended land use pattern identified in the West/Southwest Sector Plan Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

The West/Southwest Sector Plan's recommended land use patterns does not consider land uses requiring higher zoning designations with more intensity without requesting a higher Tier that supports the appropriate zoning designation. The proposed amendment is consistent with the West/Southwest Sector Plan and its promotion of providing community service to the area. The subject property is located in an area that has intense land use development. The development of the subject property exists with a higher intensity land use and zoning designation than the current future land use designation of General Urban Tier.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The change to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate area as the existing development with the additional proposed development is compatible with the existing land uses. The purpose of this plan amendment request is to accommodate for a moderately intense commercial land use not allowed by right in General Urban Tier. The proposed Agribusiness Tier land use classification is also compatible with the West/Southwest Sector Plan's vision of enhancing employment opportunities.

The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

The West/Southwest Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's location, as well as its relative existing developed areas will serve to preserve natural resources found within the planning area. The proposed land use classification does not hinder future commercial development that would be compatible with adjacent uses.

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

a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.

b. 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.

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

The current classification of General Urban Tier allows less intense commercial and no light industrial land use by right. The existing land use pattern has established intense land uses with no abutting residential neighborhoods. The subject property's close proximity to the intersection of Callaghan and Bandera Road where an established commercial node exists collaborate the goal of the plan's location requisite for commercial development. The change to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate area. The proposed Agribusiness land use classification would support the goals of the West/Southwest Sector Plan of protecting natural resources, and continue to provide opportunity for future commercial development that would be compatible with adjacent uses.

The subject property is outside the boundaries of the Joint Base San Antonio-Lackland Influence Area and the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

TRANSPORTATION INFRASTRUCTURE ANALYSIS:

The City’s Major Thoroughfare Plan identified Callaghan Road as Secondary Arterial Type A and Bandera Road as Primary Arterial, Type A. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial. The nearest VIA bus operates along Bandera Road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

COMMUNITY FACILITIES ANALYSIS: There are several schools and community facilities within the general vicinity of the subject property but not immediate to the subject property.

ALTERNATIVES:

No action will maintain the current future land use classification of General Urban Tier.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. The change to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate area as the existing General Urban Tier classification. The current General Urban Tier classification does not reflect the current land use pattern. The proposed Agribusiness Tier land classification would support the goals of the West/Southwest Sector of protecting natural resources, existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

PLANNING COMMISSION RECOMMENDATION:

Meeting and Public Hearing Date: June 11, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: May 22, 2014

No. of notices mailed 10 days prior to Public Hearing: 15 to owners of property within 200 feet; 35 to planning team members, and 1 to applicant and 2 to registered neighborhood associations.

Registered Neighborhood Association (s) Notified: Thunderbird Hill Neighborhood Association and Ingram Hills Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: "I-1" General Industrial District

Proposed Zoning: "L" Light Industrial District

Corresponding Zoning Case: Z2014168

Zoning Commission Public Hearing Date: June 17, 2014

Approval.