



City of San Antonio

Agenda Memorandum

File Number: 15-2371

Agenda Item Number: 9.

Agenda Date: 4/8/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Plan Amendment 15024

(Associated Zoning Case Number Z2015024)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2015

Current Land Use Category: Agribusiness Tier

Proposed Land Use Category: Suburban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 8, 2015 (Continued from March 11, 2015)

Case Manager: Robert C. Acosta, Planner

Property Owner: Lorraine Wauters

Representative: Vincent Gerard and Associates, Inc.

Location: Approximately 0.13 acres of land out of Tracts B, C, D and E (69.720 acres), NCB 13965, Irrigated Subdivision located at 5524 Morey Road

Total Acreage: 0.13 acres

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: None

Planning Team: 35

Applicable Agencies: Joint Base San Antonio Lackland AFB

Transportation

Thoroughfare: Morey Road

Existing Character: Local

Proposed Changes: None

Thoroughfare: Growdon Road

Existing Character: Local Street

Proposed Changes: None

There is no VIA bus stop in the immediate area.

ISSUE:

Plan Adoption Date: April 21, 2010

Update History: None

ED-4.4 Encourage upgrades to existing infrastructure within Loop 410

Comprehensive Land Use Categories

Agribusiness Tier: RESIDENTIAL: Farm Homestead. Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses. Farm worker housing is appropriate. **NON-RESIDENTIAL: Agriculture and Light Industry.** Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. **LOCATION:** Agriculture uses are permitted throughout the tier. Light industrial uses should be screened and buffered from adjoining nonindustrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials.

Example Zoning Districts:

FR, I-1, MI-1, BP, L, RP, L

Comprehensive Land Use Categories

Suburban Tier: Suburban Tier land use includes both residential and non-residential uses. **Residential** uses are typically low to medium densities. They are generally attached and detached single family; multi-family housing (duplex, triplex, quadplex), townhomes, garden homes, and condominiums. **Non-residential** uses are typically in neighborhood and community commercial intensity. Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Example Zoning Districts:

NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P, RD

Land Use Overview

Subject Property

Future Land Use Classification

Agribusiness Tier

Current Use

Vacant Lot

North

Future Land Use Classification

Civic Center

Current Use

City Public Works facility

East

Future Land Use Classification

Agribusiness Tier

Current Use

Commercial Use

South

Future Land Use Classification

Agribusiness Tier

Current Use

Vacant Lot

West

Future Land Use Classification

Agribusiness Tier

Current Use

Vacant Lot

LAND USE ANALYSIS:

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 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 entire West/Southwest Corridor along State Highway 151 has experienced strong and rapid growth. The applicant requests this plan amendment and associated zoning change in order to construct a wireless communication facility on a small portion of a 35 acre tract. The subject property is currently zoned “NP-10” and is not consistent with the current land use designation of Agribusiness Tier. A rezoning for a Specific Use Authorization is required for the use. In order for the current base zoning of “NP-10” to remain, a plan amendment to Suburban Tier is required. The proposed amendment to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the proposed change only affects approximately 5,625 square feet or .013 acres of the total 35 acre tract.

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

The subject property’s location adjacent to Port San Antonio and its close proximity to the mix of community

scale residential and commercial developments along State Highway 151 make it appropriate for the Suburban Tier classification. The Suburban Tier land use classification would support the goals of the West/Southwest Sector Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses and encourage upgrades to existing utility infrastructure within Loop 410. Additionally, the subject property is within the boundaries of the Lackland AFB 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.

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.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The subject property's location adjacent to Port San Antonio and its close proximity to the mix of community scale residential and commercial developments along State Highway 151 make it appropriate for the Suburban Tier classification.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015062

Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Proposed Zoning: "NP-10 S AHOD" Neighborhood Preservation Airport Hazard Overlay District with a Specific Use for a wireless communication facility

Zoning Commission Hearing Date: March 17, 2015