



City of San Antonio

Agenda Memorandum

File Number: 15-2575

Agenda Item Number: P-3.

Agenda Date: 5/7/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

Plan Amendment 15035

(Associated Zoning Case Number Z2015152)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Plan Update History: N/A.

Current Land Use Category: General Urban Tier

Proposed Land Use Category: Specialized Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 8, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Southwest Research Institute

Applicant: King & Sommer, PLLC

Representative: King & Sommer, PLLC

Location: Approximately 23.219 acres of land being out of NCB 11493, located at 600 block of Callaghan Road

Total Acreage: 23.219

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Planning Team: 35

Applicable Agencies: None

Transportation

Thoroughfare: Callaghan Road

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None

Thoroughfare: Martin Goland

Existing Character: Local

Proposed Changes: None

Public Transit: None.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Update History: N/A

Goal ED-1, ED-1.4: Continue to support the expansion of research institutes, including college, medical facilities, data centers, cyber security facilities, and distribution centers.

Comprehensive Land Use Categories

General Urban Tier: Small tract detached Single-Family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums).

Non-residential: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics, and other small businesses are appropriate.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, & UD

Comprehensive Land Use Categories

Specialized Center: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services.

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

Land Use Overview

Subject Property

Future Land Use Classification: General Urban Tier

Current Use Classification: R5

Direction: North

Future Land Use Classification: Specialized Center

Current Use: I-1

Direction: East

Future Land Use Classification: UZROW

Current Use: Callaghan Road

Direction: South

Future Land Use Classification: Specialized Center

Current Use: I-1

Direction: West

Future Land Use Classification: Specialized Center

Current Use: I-1

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.

While the West/Southwest Sector Plan provides other areas with the requested land use classification, the proposed Plan Amendment to Specialized Center will provide support to the expansion of research institute. The development of the subject property with the Specialized Center use classification will contribute toward the West/Southwest Sector Plan's vision of compatibility by not significantly altering the existing development pattern.

The applicant requests this Plan Amendment and associated zoning change in order to integrate the subject property which is contiguous with the research facility. The current property is vacant and unused. The subject property is a research institute. The Southwest Research Institute purchased the former Army Reserve Center and acquired the abandoned portion of Old Callaghan Road. The Southwest Research Institute plans to use the property in the furtherance of its research purposes as part of larger research campus. The property is already integrated to the campus and secured from public access. The proposed amendment to Specialized Center use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

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

The proposed Plan Amendment to Specialized Center will provide support to the expansion of research institute and allow the applicant to seek the appropriate zoning classification. The development of the subject property with the Specialized Center use classification will contribute toward the West/Southwest Sector Plan's vision of compatibility by not significantly altering the existing development pattern. The General Urban Tier land use classification would support the goals of the West/Southwest Sector Plan. 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 West/Southwest Sector Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The proposed Plan Amendment to Specialized Center will provide support to the expansion of research institute and will allow the applicant to seek the appropriate zoning classification. The development of the subject property with the Specialized Center use classification is consistent with the land use designation of the West/Southwest Sector Plan and compatible with the existing development pattern.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015152

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District.

Proposed Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: April 21, 2015

Zoning Commission Recommendation: Approval