



City of San Antonio

Legislation Details (With Text)

File #: 18-4975
Type: Plan Amendment
In control: Planning Commission
On agenda: 9/12/2018
Title: PLAN AMENDMENT CASE # 18082 (Council District 4): A request by James Glasgow for approval of a resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master plan of the City, by changing the future land use from "Agribusiness Tier" to "Suburban Tier" on 13.530 acres out of NCB 11212, located at 9040, 9042, and 9048 Somerset Road. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018262)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment 18082
(Associated Zoning Case Z2018262)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Current Land Use Category: "Agribusiness Tier"

Proposed Land Use Category: "Suburban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 12, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Ford Brinkman Family Trust, Barbara J. Ford Trustee and Karen T. Brinkmeyer Trustee

Applicant: Ford Brinkman Family Trust, Barbara J. Ford Trustee and Karen T. Brinkmeyer Trustee

Representative: James E Glasgow

Location: 9040, 9042, and 9048 Somerset Road

Legal Description: 13.530 acres out of NCB 11212

Total Acreage: 13.530

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air force Base, Planning Department, and Texas Department of Transportation.

Transportation

Thoroughfare: Somerset Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 524

Thoroughfare: IH-35

Existing Character: Freeway

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 524

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Plan Goals:

- Goal MC-1 The mission of Lackland Air Force Base is supported and promoted
 - MC-1.2 Develop a future land use pattern that minimizes incompatible issues around Lackland AFB and Annex
- Goal MC-3 Neighborhoods around Lackland Air Force Base are safe and not unreasonably impacted by military related activities

Comprehensive Land Use Categories

Land Use Category: “Agribusiness Tier”

Description of Land Use Category:

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.

Related Zoning Districts: FR, I-1, MI-1, BP, L, RP

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.

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.

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

Location: 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.

Land Use Overview

Subject Property

Future Land Use Classification:

Agribusiness Tier

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Agribusiness Tier

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Single-Family Residences

Direction: South

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Single-Family Residences

Direction: West

Future Land Use Classification:

Agribusiness Tier

Current Land Use:

Townhomes

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center or half a mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

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

The proposed land use amendment from “Agribusiness Tier” to “Suburban Tier” is requested in order to rezone the property to “MHP” Manufactured Housing Park District. This is inconsistent with the West/Southwest Sector Plan’s goal to support and promote the mission of Lackland Airforce Base. A land use amendment to “Suburban Tier” will encourage developments that are unsafe and impact military related operations. The subject property is in close proximity to the “MAOZ” Military Airport Overlay Zone, which was implemented in order to prevent the impairment of military airfields and the public investment. The land areas below military airport take off and final approach paths are exposed to significant danger of aircraft accidents. It is, therefore, necessary to limit the density of development and intensity of uses in such areas.

ALTERNATIVES:

1. Recommend Approval 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: Z2018262

Current Zoning: “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District, and “C-3 S AHOD” General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Communications Transmission Tower

Proposed Zoning: “MHP AHOD” Manufactured Housing Park Airport Hazard Overlay District

Zoning Commission Hearing Date: September 18, 2018