



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-4744

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 6/12/2019

**Title:** PLAN AMENDMENT # PA2019-11600024 (Council District 4): A request by Ruth Nohemi Gonzalez Aispuro, applicant, 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 "Natural Tier" to "Suburban Tier" on Lot 2 and Lot 3, NCB 15194, located on 1300 Block Springvale. Staff recommends Approval. (Associated Zoning Case Z-2019-10700099S) (Mirko Maravi, Planner (210) 207-5876, patricia.franco@sanantonio.gov; Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Draft resolution

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 4

**SUBJECT:**

Plan Amendment PA-2019-11600024  
(Associated Zoning Case Z-2019-10700099S)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 13, 2011

**Current Land Use Category:** "Natural Tier"

**Proposed Land Use Category:** "Suburban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 12, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Ruth Nohemi Gonzalez Aispuro

**Applicant:** Ruth Nohemi Gonzalez Aispuro

**Representative:** Larry Moore

**Location:** 1300 Block Springvale

**Legal Description:** Lot 2 and Lot 3, NCB 15194

**Total Acreage:** 1.94

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** Spring Vale Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Springvale Dr.

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 65, 611 and 616

**Comprehensive Plan**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 13, 2011

**Plan Goals:**

- HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood
- 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

**Comprehensive Land Use Categories**

**Land Use Category:** “Natural Tier”

**Description of Land Use Category:**

- Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses.
- The Natural Tier includes parks, designated natural areas, and recreational areas. It is dispersed throughout the entire Sector in a pattern that acknowledges the natural drainage system and adjacent parks and open spaces, and provides opportunities for active and passive recreation.

**Permitted Zoning Districts:** RP, G

**Comprehensive Land Use Categories**

**Land Use Category:** “Suburban Tier”

**Description of Land Use Category:**

- Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.
- 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, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

### **Land Use Overview**

Subject Property

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Natural Tier

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

Military

**Current Land Use Classification:**

Lackland Air Force Base

Direction: South

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Multi-Family

Direction: West

**Future Land Use Classification:**

Civic Center

**Current Land Use:**

School

### **FISCAL IMPACT:**

None.

### **Proximity to Regional Center/Premium Transit Corridor**

The property is not located within a Regional Center or the Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The proposed land use amendment from “Natural Tier” to “Suburban Tier” is requested in order to rezone the property to “R-6 S” Residential Single-Family District with uses permitted for a Manufactured Home. This is consistent with the West/Southwest Sector Plan’s objective for neighborhood uses should be accessible by pedestrians. “Suburban Tier” allows for single family residential uses.

**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 Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the West/Southwest Sector Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700099S**

**CURRENT ZONING:** “R-6 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Region 1 Airport Hazard Overlay District

**PROPOSED ZONING:** “R-6 S MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home

Zoning Commission Hearing Date: June 18, 2019