



City of San Antonio

Legislation Details (With Text)

File #: 19-5199

Type: Plan Amendment

In control: City Council A Session

On agenda: 8/8/2019

Title: PLAN AMENDMENT PA-2019-11600024 (Council District 4): Ordinance amending 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 in the 1300 Block of Springvale Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700099S)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Signed Resolution, 3. Draft Ordinance

Date	Ver.	Action By	Action	Result
8/8/2019	1	City Council A Session	Motion to Deny	Pass

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 and Planning Commission (6-0) recommend 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