



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-4711

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 8/20/2020

**Title:** PLAN AMENDMENT CASE PA-2020-11600025 (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 classification from "Agribusiness Tier" to "Suburban Tier" on 56.75 acres out of NCB 11295, NCB 17364 and NCB 11298, generally located in the 9300 block of Interstate 35 South and the 9400 block of Somerset Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700105) (Continued from August 6, 2020)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Metes and Bounds 24.09 ac, 5. Metes and Bounds 18.35 ac, 6. Metes and Bounds 9.35 ac, 7. Metes and Bounds 4.96 ac, 8. Ordinance 2020-08-20-0578

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 2020-11600025  
(Associated Zoning Case Z-2020-10700105)

**SUMMARY:**

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

**Plan Adoption Date:** April 21, 2011

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

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 10, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Edgar F. Aelvoet

**Applicant:** Lennar Homes Corporation

**Representative:** Brown & Ortiz, P.C.

**Location:** Generally located in the 9300 block of Interstate 35 South and the 9400 block of Somerset Road

**Legal Description:** 56.75 acres out of NCB 11295, NCB 17364 and NCB 11298

**Total Acreage:** 56.75 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 15

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Planning Department and Texas Department of Transportation

**Transportation**

**Thoroughfare:** Interstate Highway 35, Somerset Road

**Existing Character:** Interstate Highway, Secondary Arterial Type A

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

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

**Plan Adoption Date:** April 21, 2011

**Goal HOU-1:** Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

**Strategies:**

- HOU-1.1: Promote quality design and construction for new housing
- 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 located near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments

**Strategies:**

- HOU-2.1: Provide multi-modal connections between new residential developments and existing community facilities
- HOU-2.4: Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

**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:** Agricultural 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

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

**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 (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.

**Permitted 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, O1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

“Agribusiness Tier”

**Current Land Use Classification:**

Agribusiness Tier

Direction: North

**Future Land Use Classification:**

“Agribusiness Tier”

**Current Land Use Classification:**

Vacant Land and Salvage Yard

Direction: East

**Future Land Use Classification:**

“Agribusiness Tier” and “Suburban Tier”

**Current Land Use Classification:**

Multifamily Residential and Single Family Residential

Direction: South

**Future Land Use Classification:**

“Agribusiness Tier”

**Current Land Use Classification:**

Vacant Land

Direction: West

**Future Land Use Classification:**

“Agribusiness Tier”

**Current Land Use Classification:**

Vacant Land

**FISCAL IMPACT:**

None

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

The property is not within a regional center, but it is within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission (9-0) recommend Approval.

The applicant seeks the proposed plan amendment from “Agribusiness Tier” to "Suburban Tier" to rezone for residential development. This is consistent with the West/Southwest Sector Plan goals allowing for multi-modal connections between new housing developments and existing community facilities, schools, and physical infrastructure.

**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 INFORMATION: Z-2020-10700105**

**Current Zoning:** "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “R-4 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Proposed Zoning:** “R-4 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and “R-5 MLOD-2 MLR-1 AHOD” Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: June 16, 2020