City of San Antonio

Agenda Memorandum

File Number: 18-6354

Agenda Item Number: P-9.

Agenda Date: 12/6/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Plan Amendment 18096
(Associated Zoning Case Z2018335)

SUMMARY:
Comprehensive Plan Component: San Antonio International Airport Vicinity Plan & North Sector Plan

Plan Adoption Date: May of 2010 (San Antonio International Airport Vicinity Land Use Plan) and August 5, 2010 (North Sector Plan)

Current Land Use Category: "Parks and Open Space" and "Suburban Tier"

Proposed Land Use Category: "Public Institutional" and "Civic Center"

BACKGROUND INFORMATION:
Planning Commission Hearing Date: October 24, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Alamo Park, Inc.

Applicant: Alamo Park, Inc.

Representative: Brown & Ortiz, P.C.

Location: Generally located southwest of the Thousand Oaks Drive and Schertz Road intersection

Legal Description: 17.68 acres out of NCB 14945

Total Acreage: 17.68

Notices Mailed
Owners of Property within 200 feet: 39
Registered Neighborhood Associations within 200 feet: Hills of Park North Neighborhood Association and Citizens on Alert
Applicable Agencies: None

Transportation
Thoroughfare: Thousand Oaks Drive
Existing Character: Secondary Arterial Type A
Proposed Changes: None known

Thoroughfare: Schertz Road
Existing Character: Collector
Proposed Changes: None known

Public Transit: There is a bus stop at the corner of Thousand Oaks Drive and Schertz Road along Bus Route 502.

ISSUE:
Comprehensive Plan
Comprehensive Plan Component: San Antonio International Airport Vicinity Plan
Plan Adoption Date: May 2010
Plan Goals:
Goal I: Protect the quality of life of residents including health, safety and welfare
Goal III: Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design

Comprehensive Land Use Categories
Land Use Category: "Parks/Open Space"
Description of Land Use Category:
- Public and private lands available for active use or passive enjoyment
- May include city parks as well as private parks associated with homeowner associations
- Examples are city parks, private parks, playgrounds, athletic fields trails, greenbelts, plazas, courtyards

Permitted Zoning Districts: RP, G

Land Use Category: Public/Institutional
Description of Land Use Category:
- Public, quasi-public, utility company and institutional use
- Examples include public buildings (government, post offices, libraries, social services, police and fire stations), public and parochial schools, religious facilities, museums, fraternal and service organizations and hospitals

Permitted Zoning Districts: Varies

Comprehensive Plan
Comprehensive Plan Component: North Sector Plan
Plan Adoption Date: August 5, 2010
Plan Goals:
COM-1.6 Consider / encourage private funding and/or sponsorships/ partnerships (e.g., adopt-an-area, after hours use of recreational facilities) to leverage public resources for acquisition and to provide for long-term

operational and maintenance needs.

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
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.
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, 0-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

Land Use Category: "Civic Center"
Description of Land Use Category:
RESIDENTIAL:
Generally: Dormitories and/or student housing
NON-RESIDENTIAL: Office, Educational, Governmental, Religious
Generally: Federal, state, county, or municipal governmental and quasi-governmental uses, public or private school or campus uses, retreat areas or campuses for religious organizations
Permitted Zoning Districts: Varies

Land Use Overview

Subject Property
Future Land Use Classification:
Parks/Open Space and Suburban Tier
Current Land Use Classification:
Vacant Property

Direction: North
Future Land Use Classification:
Mixed Use, Suburban Tier, Low Density Residential, Medium Density Residential
Current Land Use Classification:
Gas Station, Vacant Lots, Apartment Complex, Single-Family Residential

Direction: East
Future Land Use Classification:
Mixed Use
Current Land Use Classification:
Park, Vacant Lot

Direction: South

Future Land Use Classification:
Public/Institutional, Parks/Open Space
Current Land Use Classification:
Vacant Lot

Direction: West
Future Land Use Classification:
Parks/Open Space, Low Density Residential
Current Land Use:
Vacant Lot and Single-Family Residential

FISCAL IMPACT:
None known.

Proximity to Regional Center/Premium Transit Corridor
The subject property is not located within a Regional Center and a portion is located within a half-mile of the Austin Highway Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis & Recommendation: Staff and Planning Commission (6-0) recommend Approval.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North 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 North 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 North 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 Camp Bullis Army Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The applicant is requesting the Plan Amendment in order to allow an extension to the Longhorn Quarry development to the south of the property. The request is consistent with the land use designation to the south of the property which is designated Public/Institutional.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan and North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018335
Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District

Proposed Zoning: "ED AHOD" Entertainment District Airport Hazard Overlay District
Zoning Commission Hearing Date: November 6, 2018