



City of San Antonio

Agenda Memorandum

File Number:14-899

Agenda Item Number: P-3.

Agenda Date: 5/1/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:

Plan Amendment 13047

SUMMARY:

An Ordinance amending the future land use plan contained in the **West/Southwest Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 48.842 acres of land out of Lot 10, NCB 34449, located in the 6000 Block of Leslie Road, from **Suburban Tier** land use to **Civic Center** land use.

The Department and Planning Commission recommend approval. The amendment will not significantly alter existing land use patterns. This location is suitable for Civic Center land use as recommended by the West/Southwest Sector Land Use Plan, as it results in a pattern that emphasizes compatibility and appropriateness between uses.

BACKGROUND INFORMATION:

Applicant: City of San Antonio

Owner: City of San Antonio

Property Location: A portion of the 6000 Block of Leslie Road

Acreage: 48.842

Current Land Use of site: Vacant land

Adjacent Land Uses:

N: Designated Suburban Tier; occupied by a Vacant land and Single-Family Homes

E: Designated Regional Center; occupied by Vacant land and Concrete/Stone Plant

S: Designated Suburban Tier; occupied by Vacant land and Multi-Family Apartments

W: Designated Natural Tier and Suburban Tier; occupied by Drainage Channel and Single-Family Homes

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Update History: None

Plan Goals:

Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

Objective LU-1.3: Ensure that high intensity land uses are buffered and screened

LAND USE ANALYSIS:

According to the West/Southwest Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

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 West/Southwest Sector Land Use Plan does not speculatively provide the Civic Center future land use category. Rather, it is provided to existing Civic Center uses (office, educational, governmental, and religious) and evaluated for appropriateness upon request for an amendment to the land use plan. The subject property is a vacant former wastewater treatment plant site, a governmental use, which is designated as Suburban Tier in the adopted land use pattern in the West/Southwest Sector Land Use Plan.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.

The proposed amendment will improve City's capacity to serve its residents in the area. The services it provides benefit the entire community and region. Consequently, the requested amendment constitutes an overall improvement to the West/Southwest Sector Plan.

The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

The West/Southwest Sector plan calls for sustainable growth which respects and preserves the diverse resources (agricultural, military, historic, natural, recreational, and economic) for current and future residents. The subject property's location of a vacant parcel in a developed area will serve to preserve the natural resources found in less developed portions of the planning area.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland AFB.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The amendment will not significantly alter existing land use patterns. The proposed Service Center use as a City of San Antonio facility is inline with Civic Center land use definition. It has been stated that the site will not create nuisance as there will be on-site landscape improvements, and adequate amount of buffers and screening. Adoptive reuse of a decommissioned and vacant wastewater treatment plant site as a service center is considered as a sound planning practice.

TRANSPORTATION / INFRASTRUCTURE ANALYSIS:

Leslie Road, located just outside of the Loop 1604 to the west, is a two-way local street which is functioning as an access road of the freeway and it connects to the Loop 1604 via Culebra Road to the southwest and a short connector to the northeast. Having two alternatives to be able to connect to the Loop 1604 will ease the traffic load on the transportation infrastructure. There are VIA bus stops located nearby on Westwood Loop. Bus routes 606 and 660 serve this area. The amendment is not anticipated to have a significant effect on the transportation infrastructure.

COMMUNITY FACILITIES ANALYSIS:

Nearby community facilities include Culebra Creek Park which is partially adjacent to the subject property to the west. Taft High School is 0.75 miles west of the subject property, on the other side of Culebra Road. The amendment is not anticipated to have a significant effect on the nearby community facilities.

ALTERNATIVES:

No action will maintain the current future land use classification of Suburban Tier.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

The amendment will not significantly alter existing land use patterns. This location is suitable for Civic Center land use as recommended by the West/Southwest Sector Land Use Plan, as it results in a pattern that emphasizes compatibility and appropriateness between uses. Further, adoptive reuse of a decommissioned and vacant wastewater treatment plant site as a service center is considered as a sound planning practice.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: February 26, 2014

Approval. Resolution Attached.

Newspaper Publication Date of Public Hearing: February 6, 2014

No. of notices mailed 10 days prior to Public Hearing: 26 to property owners within 200 feet; 32 to planning team members, and 1 to applicant.

Registered Neighborhood Association(s) notified: There is no registered neighborhood association within 200 feet of the subject property.

ZONING COMMISSION RECOMMENDATION:

Current zoning: "DR" Development Reserve District

Proposed Zoning: "I-1" General Industrial District

Zoning Commission Public Hearing Date: April 1, 2014

Approval.