City of San Antonio

Agenda Memorandum

File Number: 19-5199

Agenda Item Number: P-3.

Agenda Date: 8/8/2019

In Control: City Council A Session

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, 0-1.5, 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