



# City of San Antonio

## Agenda Memorandum

**File Number:**19-7450

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**Agenda Item Number:** 8.

**Agenda Date:** 10/9/2019

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Plan Amendment PA-2019-11600065

(Associated Zoning Case Z-2019-10700223)

**SUMMARY:**

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

**Plan Adoption Date:** April 13, 2011

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

**Proposed Land Use Category:** "General Urban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 9, 2019

**Case Manager:** Mirko Maravi, Planner

**Property Owner:** Martin Reyes

**Applicant:** Raul Ayarzagoitia

**Representative:** Raul Ayarzagoitia

**Location:** 6402 Tahoka Boulevard, 6406 Tahoka Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive

**Legal Description:** Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522

**Total Acreage:** 0.5508

### **Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** Cable Westwood Neighborhood Association

**Applicable Agencies:** Lackland Air Force Base

### **Transportation**

**Thoroughfare:** Tahoka Blvd.

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Marcus Dr.

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Arvil Ave.

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 76, 276

### **Comprehensive Plan**

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

**Plan Adoption Date:** April 13, 2011

#### **Plan Goals:**

- Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.
- 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:** "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.
- Neighborhood uses should be accessible by pedestrians.

**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

### **Comprehensive Land Use Categories**

**Land Use Category:** "General Urban Tier"

#### **Description of Land Use Category:**

- Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums).
- Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

**Permitted Zoning Districts:** R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33,

O-1.5, C-1, C-2, C-2P, UD

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant

Direction: North

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant

Direction: East

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Hotel

Direction: South

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant

Direction: West

**Future Land Use Classification:**

Suburban Tier

**Current Land Use:**

Single Family Residential

**FISCAL IMPACT:**

None.

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

The property is located within a half mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis & Recommendation:** Staff recommends Denial.

The proposed land use amendment from “Suburban Tier” to “General Urban Tier” is requested in order to rezone the property to “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region - 1 Airport Hazard Overlay District.

This is not consistent with the West/Southwest Sector Plan’s objective to utilize housing stock in distributed densities in accordance with the adopted plan. The plan also considers the physical infrastructure capacity that comes with building a higher density amount of units. The future land use classification for the property is “Suburban Tier”, which is compatible with the existing uses in the area. The proposed Plan Amendment to “General Urban Tier” is not a compatible transition for the “R-6” base zoning to the north, south and west.

Additionally “Suburban Tier” allows “MF-18” which would provide an adequate density of 10 units.

**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 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 SUPPLEMENTAL INFORMATION: Z-2019-10700223**

**CURRENT ZONING:** “C-3 MLOD-2 MLR-1 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region - 1 Airport Hazard Overlay District and “C-3NA S MLOD-2 MLR-1 AHOD” General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region - 1 Airport Hazard Overlay District with a Specific Use Authorization to allow a Cabinet Shop

**PROPOSED ZONING:** “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region - 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: October 15, 2019