



# City of San Antonio

## Agenda Memorandum

**File Number:**20-3604

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**Agenda Item Number:** 17.

**Agenda Date:** 6/10/2020

**In Control:** Planning Commission

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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:** Lot P-2 and Lot P-5, NCB 11295; Lot P-3 and Lot P-5, NCB 17364; and Lot P-105, 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 recommends 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