



City of San Antonio

Agenda Memorandum

File Number:20-4711

Agenda Item Number: P-5.

Agenda Date: 8/20/2020

In Control: City Council A Session

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: 56.75 acres out of NCB 11295, NCB 17364 and 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 and Planning Commission (9-0) recommend 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