



City of San Antonio

Agenda Memorandum

Agenda Date: September 11, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600060
(Associated Zoning Case Z-2024-10700193)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: “Rural Estate Tier”

Proposed Land Use Category: “Suburban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 11, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Fireplace Investments, LLC

Applicant: GGE Consulting Engineers Inc.

Representative: Gustavo Callaghan P.E.

Location: 3400 Golden Avenue

Legal Description: 5.248 acres out of NCB 11262

Total Acreage: 5.248 acres

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Planning Department

Transportation

Thoroughfare: Golden Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Masters Avenue

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: N/A

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 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
 - 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-3: Housing is well maintained to help ensure the long-term viability of neighborhoods
 - HOU-3.1 Re-invest in existing residential neighborhoods
- Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses
 - LU-1.4 Allow for greater densities in neighborhoods adjacent or proximate to existing and planned activity centers and pedestrian oriented commercial nodes. Density should decrease as the distance from the activity center increases

Comprehensive Land Use Categories

Land Use Category: “Rural Estate Tier”

Description of Land Use Category:

RESIDENTIAL: Low Density Residential Estate Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL: Neighborhood Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate

LOCATION: Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Permitted Zoning Districts: RP, RE, R-20, O-1, NC, C-1, RD

Comprehensive Land Use Categories

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 housing (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

LOCATION: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

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:

“Rural Estate Tier”

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Residential Dwellings, Church

Direction: East

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Residential Dwellings, Trucking Company

Direction: South

Future Land Use Classification:

“Agribusiness Tier”, “Suburban Tier”, and “Natural Tier”

Current Land Use Classification:

Vacant, Residential Dwellings

Direction: West

Future Land Use Classification:

“Agribusiness Tier”

Current Land Use Classification:

Vacant

ISSUE:

None

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within ½ a mile of the Looper Premium Transit Corridor and General McMullen-Babcock Premium Transit Corridor.

ALTERNATIVES:

1. Recommend Denial.
2. Make an alternate recommendation.
3. Continue to a future date.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The proposed land use amendment from “Rural Estate Tier” to “Suburban Tier” is requested to rezone the property to "R-5" Residential Single-Family District and “C-2” Commercial District. The subject property is located within an established residential development with a future land designation of “Suburban Tier”. Thus, the proposed “Suburban Tier” is consistent with the area. The land use also supports the Strategic Housing Implementation Plan which encourages additional housing for the growing San Antonio population at all income levels. The property is situated at the intersection of two local streets, which can adequately accommodate the proposed density of a subdivision.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2024-10700193

Current Zoning: "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 MAOZ-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Airport Hazard Overlay District

Proposed Zoning: "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 MAOZ-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Military Airport Overlay Airport Hazard Overlay District

Zoning Commission Hearing Date: September 17, 2024