



City of San Antonio

Agenda Memorandum

Agenda Date: May 8, 2024

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

PLAN AMENDMENT CASE PA-2024-11600028 (Associated Zoning Case-Z-2024-10700084)

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: May 8, 2024

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: James Caffey & Gregory Schlundt

Applicant: Ortiz McKnight, PLLC

Representative: Ortiz McKnight, PLLC

Location: 9371 Interstate 35 South

Legal Description: 24.13 acres out of NCB 17364

Total Acreage: 24.13

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland, Southwest

Transportation

Thoroughfare: 9371 Interstate 35 Access Rd

Existing Character: Collector

Proposed Changes: None Known

Public Transit: None

Routes Served: None

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 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
 - HOU-1.3 Preserve rural homesteads as part of the mix of housing choices
 - HOU-1.4 Encourage quality housing for senior citizens

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: Agriculture 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

LOCATION: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining nonindustrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads or clustered into rural commercial villages located along arterials.

Permitted Zoning Districts: FR, I-1, MI-1, BP, L, RP

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:

Agribusiness Tier

Current Land Use Classification:

Vacant

Direction: North

Future Land Use Classification:

Agribusiness Tier

Current Land Use Classification:

Vacant, Single-Family

Direction: East

Future Land Use Classification:

Agribusiness Tier, Suburban Tier

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

Agribusiness Tier, Suburban Tier

Current Land Use Classification:

Vacant

Direction: West

Future Land Use Classification:

Agribusiness Tier

Current Land Use:

Vacant, Single-Family

ISSUE:

None.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor:

Subject property is not located within an Area Regional Center but is within ½ a mile from the Commerce – Houston Metro Premium Transit Corridor.

ALTERNATIVES:

None

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: NP-10, R-4, I-1, C-3R Neighborhood Preservation Residential
Single-Family General Industrial General Commercial Restrictive Alcoholic Sales

Proposed Zoning: R-4 Residential Single-Family District

Zoning Commission Hearing Date: May 7, 2024