



City of San Antonio

Agenda Memorandum

Agenda Date: January 25, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

PLAN AMENDMENT PA-2023-11600060
(Associated Zoning Case Z-2023-10700091 CD)

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: October 25, 2023. This item was continued from the October 11, 2023 hearing.

Case Manager: Adolfo Gonzalez, Zoning Planner

Property Owner: Miguel Ortega

Applicant: Miguel Ortega

Representative: Bobby Herrera

Location: 1621 South Callaghan Road

Legal Description: 6.73 acres out of NCB 13942

Total Acreage: 6.73

Notices Mailed

Owners of Property within 200 feet: 56

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: Lackland Air Force Base, Planning Department

Transportation

Thoroughfare: South Callaghan Road

Existing Character: Arterial

Proposed Changes: None known

Public Transit: VIA bus routes are not within walking distance of the subject property.

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals:

- Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities.
- Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods.
- ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan.
- Goal NR-1 Floodplains, watersheds, steep slopes and hill tops, viewsheds, wildlife habitat, open spaces, and natural features are protected, preserved, and managed.
- Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses and protects neighborhoods and businesses from incompatible land uses.
- LU-1.1 Limit encroachment of commercial uses into established low-density residential areas.

Comprehensive Land Use Categories

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

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 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

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: Truck repair and maintenance

Direction: North

Future Land Use Classification: Agribusiness Tier

Current Land Use Classification: Vacant

Direction: East

Future Land Use Classification: Suburban Tier

Current Land Use Classification: Residential Dwelling

Direction: South

Future Land Use Classification: Agribusiness Tier

Current Land Use Classification: Truck repair and maintenance

Direction: West

Future Land Use Classification: Agribusiness Tier

Current Land Use Classification: Vacant

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

ALTERNATIVES:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission recommend Denial.

The proposed land use amendment from “Agribusiness Tier” to “Suburban Tier” is requested to rezone the property from “R-6” Residential Single-Family District and “C-2” Commercial District to “C-2NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Truck Repair and Maintenance with Oversized Vehicle Storage.

While the land use “Suburban Tier” is appropriate for the area. The current “Agribusiness Tier” and “Natural Tier” are acting as a buffer to the existing “Suburban Tier” in the area. The proposed use however, is for commercial land use and zoning which would be out of character with the area. The use of the amendment for a commercial land use creates intense commercial encroachment into the established residential uses. Additionally, the proposed land use would permit commercial uses at intensities not compatible with surrounding residential uses.

Commercial land uses, are generally located at intersections of arterial and/or collector streets, which the subject property is not. Given that the property is abutting an existing neighborhood and the 100-year floodplain, the proposed land use amendment would not be an appropriate for the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2023-10700091 CD

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 "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "C-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Truck Repair and Maintenance with Oversized Vehicle Storage Commission

Hearing Date: October 3, 2023