



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-2024-11600029
(Associated Zoning Case Z-2024-10700087)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Current Land Use Category: “Agribusiness Tier”

Proposed Land Use Category: “General Urban Tier”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 8, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Mark R. Verstuyft, Richard Verstuyft, Lloyd C. Verstuyft, Lisa Verstuyft, Larry Verstuyft, Julie Louise Verstuyft, Gary Edward Verstuyft, David Alfonse Verstuyft, Michael Raymond Verstuyft, Lonnie A. Verstuyft, Loretta G. Verstuyft

Applicant: Franklin Development Properties, Ltd.

Representative: Brown & McDonald Law, PLLC

Location: 9000 block of South Interstate Highway 35

Legal Description: 15.875 acres out of NCB 11295

Total Acreage: 15.875 Acres

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: No registered Neighborhood Association.

Applicable Agencies: Planning Department, Texas Department of Transportation, and Lackland Air Force Base

Transportation

Thoroughfare: Interstate Highway 35 South Access Road

Existing Character: Interstate Highway Access Road

Proposed Changes: None known

Thoroughfare: Interstate Highway 35 South

Existing Character: Interstate

Proposed Changes: None known

Public Transit: There are no VIA transit options within a ½ mile of the subject property.

Routes Served: NA

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2011

Plan Goals:

- HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood
- LU-1.3 Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby
- 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: “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”

Land Use Category: “General Urban Tier”

Description of Land Use Category:

RESIDENTIAL: Medium to High Density Generally: Small tract detached single family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

NON-RESIDENTIAL: Community Commercial Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate.

LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: “R-4,” “R-3,” “RM-6,” “RM-5,” “RM-4,” “MF-18,” “MF-25,” “MF-33,” “O-1.5,” “C-1,” “C-2,” “C-2P,” “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

Direction: East

Future Land Use Classification:

“Agribusiness Tier” and “Suburban Tier”

Current Land Use Classification:

Vacant, Gas Station, Residential Dwellings

Direction: South

Future Land Use Classification:

“Agribusiness Tier”, “Suburban Tier”, “Civic Center”

Current Land Use Classification:

Vacant, Townhomes, Apartments, Church, Residential Dwellings

Direction: West

Future Land Use Classification:

“Suburban Tier” and “Agribusiness Tier”

Current Land Use Classification:

Vacant, Residential Dwelling

ISSUE:

None.

FISCAL IMPACT:

There is no fiscal impact.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center or within a ½ mile of a 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 Plan Amendment from “Agribusiness Tier” to “General Urban Tier” is requested to rezone the property to "MF-33" Multi-Family District. While the current land use designation is appropriate for the property and surrounding area, the proposed “General Urban Tier” is also appropriate. The proposed land use category is consistent in use with surrounding land use designations, is generally assigned to more intense residential properties located near major arterials, and provides an additional housing option for the area.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest Sector Land Use Plan adequately 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-2024-10700087

Current Zoning: "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Proposed Zoning: "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

Zoning Commission Hearing Date: May 21, 2024