



City of San Antonio

Legislation Details (With Text)

File #: 16-5684

Type: Plan Amendment

In control: City Council A Session

On agenda: 1/19/2017

Title: PLAN AMENDMENT # 16081 (Council District 10): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "Regional Center" on 5.593 acres out of NCB 17727, located in the 17700 block of Bulverde Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016267 ERZD)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PA 16081 Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED:10

SUBJECT:

Plan Amendment 16081
(Associated Zoning Case Z2016267 ERZD)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Suburban Tier

Proposed Land Use Category: Regional Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 26, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: HEB Company, LP

Applicant: Oden Hughes, LLC

Representative: Kaufman & Killen, Inc

Location: 17700 Block of Bulverde Road

Legal Description: 5.593 acres out of NCB 17727

Total Acreage: 5.593 acres

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: SAWS.

Transportation

Thoroughfare: North Loop 1604 East

Existing Character: Freeway.

Proposed Changes: None known.

Thoroughfare: Overlook Loop

Existing Character: Local Street.

Proposed Changes: None known.

Thoroughfare: Bulverde Road

Existing Character: Primary Arterial.

Proposed Changes: None known.

Public Transit:

There are no VIA bus stops within close proximity of the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

HOU-1.2: Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

HOU-2.3: Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

Comprehensive Land Use Categories

Suburban Tier: 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.

Example 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, O-1.5, NC, C-1, C-2, C-2P
RD (Conservation Subdivision), UD

Comprehensive Land Use Categories

Regional Center: Community Commercial: RESIDENTIAL: High Density

Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses **NON-RESIDENTIAL: Regional Commercial, Office**

Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. **LOCATION:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Example Zoning Districts:

MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Overview

Subject Property

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

North

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

East

Future Land Use Classification

Regional Center

Current Use

Vacant Lot

South

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

West

Future Land Use Classification

Suburban Tier

Current Use

Church

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North Sector Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the 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 North Sector Plan.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location along Loop 1604 and Bulverde Rd a freeway and a primary arterial, makes the area appropriate for more intense residential development. The applicant requests this plan amendment and associated zoning change in order to construct a multi-family development. The subject property is currently zoned "C-3" and multi-family uses are not permitted by right under this zoning district. The Suburban Tier land use classification does not allow for the construction of multi-family homes by right; the associated zoning district required to implement the proposed development on the subject property requires a lower intensity zoning district and thus the need to request a change in the land use plan. The proposed amendment to Regional Center will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

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 Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

The subject property is located northwest at the intersection of Loop 1604 and Bulverde Road. The proposed change to Regional Commercial is in alignment with the goals and objectives within the North Sector Plan, which aims to use high density residential along primary arterials to act as a buffer between commercial uses and single-family residences. The subject property is not within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the North Sector Plan as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff and Planning Commission recommend approval. The subject property's location makes it appropriate for the Regional Center land use classification as it faces a freeway and will act as a buffer to the surrounding neighborhoods.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016267 ERZD

Current Zoning: "C-3 ERZD" General Commercial Edwards Recharge Zone District and "C-3 PC-1 ERZD"
General Commercial Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District
Proposed Zoning: "MF-33 ERZD" Multi-Family Edwards Recharge Zone District and "MF-33 PC-1 ERZD"
Multi-Family Bulverde Road Preservation Corridor Overlay Edwards Recharge Zone District
Zoning Commission Hearing Date: Pending due to a SAWS report.