



City of San Antonio

Legislation Details (With Text)

File #: 14-2894
Type: Plan Amendment
In control: City Council A Session
On agenda: 12/4/2014
Title: PLAN AMENDMENT #14080 (District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 5.00 acres out of NCB 15825 located on a portion of the 14000 Block of Vance Jackson from Mixed Use Center land use to General Urban Tier land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014262)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Signed Revised PC Resoulution, 2. Adopted and Proposed LU Maps-PA 14080Revised, 3. DRAFT ORDINANCE, 4. Ordinance 2014-12-04-0995

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Plan Amendment 14080

SUMMARY:

An Ordinance amending the future land use plan contained in the **North Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of 5.00 acres out of NCB 15825 located on a portion of the 14000 Block of Vance Jackson from **Mixed Use Center** land use to **General Urban Tier** land use.

The Department and Planning Commission recommend approval. The subject property's location in close proximity to IH-10 and Loop 1604, and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use to the east and west of the subject property, make it appropriate for the General Urban Tier classification.

BACKGROUND INFORMATION:

Case Manager: Robert C. Acosta, Planner

Applicant: Brown & Ortiz, P.C.

Owner: Galleria Ventures, LTD

Property Location: 14000 Block of Vance Jackson

Acreage: 5.00

Current Land Use of site: Vacant lot

Adjacent Land Uses:

N: Designated Mixed Use Center; occupied by Undeveloped Land

E: Designated General Urban Tier; occupied by Vacant Land and Multi-Family Residences

S: Designated Mixed Use Center; occupied by Vacant Land

W: Designated Mixed Use Center and General Urban Tier; occupied by Vacant Land and Commercial Uses

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

Plan Goals:

Strategy 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.

LAND USE ANALYSIS:

Sector Plan Criteria for review:

The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

There is a significant amount of property classified as Mixed Use within the vicinity of the subject property. However, the proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The development of the subject property at the lesser intensity of the General Urban Tier would contribute toward the plan's vision of environmental preservation and compatibility by reducing the intensity of development in an area in close proximity to residential uses. The proposed General Urban Tier land use classification is also compatible with the North Sector Plan's vision of enhancing employment opportunities and the housing stock throughout the North Sector planning area. This compatibility is achieved by the classification's accommodation of a range of housing types as well as an array of community-scaled commercial uses.

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 change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification allows for development that is compatible with the proposed General Urban Tier land use classification. The purpose of this plan amendment request is to accommodate for a moderately intense multi-family residential use not allowed by right in the Mixed Use Center. The proposed amendment would provide additional housing opportunities for individuals wishing to live in close proximity to the UTSA and the IH-10/Loop 1604 Corridor.

The amendment must uphold the vision for the future of the North Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.
- d. Significantly alter recreational amenities such as open space, parks, and trails.

The North Sector Plan's vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's location, as well as its relative proximity to existing developed areas will serve to preserve natural resources found within the planning area. The General Urban Tier land use classification would support the goals of the North Sector Plan of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and provide for future commercial development that would be compatible with adjacent uses.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identifies IH-10 and Loop 1604 as freeways.

Vance Jackson is classified as a Secondary Arterial Type A. Presidio and Pecan Springs are local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop about half a mile west at IH-10 and UTSA Boulevard.

COMMUNITY FACILITIES ANALYSIS:

Ed Rawinson Middle School and the University of Texas at San Antonio are in close proximity.

ALTERNATIVES:

No action will maintain the current future land use classification of Mixed Use Center.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification allow for development that is compatible with the proposed General Urban Tier land use classification. The General Urban Tier land use classification would support the goals of the North Sector Plan of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: October 8, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: September 19, 2014

No. of notices mailed 10 days prior to Public Hearing: 7 to owners of property within 200 feet; 38 to planning team members, and 1 to applicant. There is no registered neighborhood association within 200 feet of the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014262

Current zoning: "MPCD MLOD-1" Master Planned Community Camp Bullis Military Lighting Overlay District and "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District

Proposed zoning: "MF-33 MLOD-1" Camp Bullis Military Lighting Overlay District

Zoning Commission Public Hearing Date: November 4, 2014

Approval.