



City of San Antonio

Legislation Details (With Text)

File #: 17-1010

Type: Plan Amendment

In control: City Council A Session

On agenda: 1/19/2017

Title: PLAN AMENDMENT # 17003 (Council District 7): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use" and "Parks and Open Space" to "Mixed Use" on 33.127 acres out of NCB 18559, located at 7615 Bandera Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017007)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PA 17003 Adopted and Proposed LU Maps, 2. PA 17003 Aerial Map, 3. PA 17003 Signed Resolution, 4. Ordinance 2017-01-19-0045

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 17003
(Associated Zoning Case Z2017007)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: September 24, 1998

Current Land Use Category: Mixed Use and Parks/Open Space

Proposed Land Use Category: Mixed Use

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 14, 2016

Case Manager: Erica Greene, Planner

Property Owner: Alejandro De la Cruz Gonzalez

Applicant: Pedcor Investments, LLC

Representative: Brown & Ortiz, P.C.

Location: 7615 Bandera Road

Legal Description: 33.127 acres out of NCB 18559

Total Acreage: 33.127 acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Bandera Road

Existing Character: Major Arterial Road

Proposed Changes: None

Public Transit:

Public Transit: VIA bus route #88 is within walking distance of the subject property.

ISSUE:

Plan Adoption Date: September 24, 1998

Update History: June 16, 2011

Goal: Support residential development that includes community amenities.

Comprehensive Land Use Categories

Mixed Use: Mixed Use includes a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at urban densities to create pedestrian oriented environment. Mixed Use incorporates high quality architecture and urban design features such as attractive streetscape, parks/plazas, and outdoor cafes. Parking areas should be located behind buildings. A mix of uses in the same building of development is highly encouraged. Examples of Mixed Use include ground floor retail uses with residential uses above; integration of office and retail uses in the same building.

Example Zoning Districts:

O-1, O-1.5, O-2, NC, C-1, C-2P, all RM and all MF categories

Comprehensive Land Use Categories

Parks/Open Space: Parks/Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks/Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Example Zoning Districts:

Varies

Land Use Overview

Subject Property

Future Land Use Classification

Mixed Use Center and Parks/Open Space

Current Use

Vacant Lot

North

Future Land Use Classification

Natural Tier

Current Use

Vacant Land, Leon Creek

East

Future Land Use Classification

Suburban Tier

Current Use

Commercial Business

South

Future Land Use Classification

Specialized Center

Current Use

Vacant Lot, Commercial Business

West

Future Land Use Classification

Natural Tier

Current Use

Vacant Lot, Leon Creek

LAND USE ANALYSIS:

The applicant is proposing multi-family housing. The surrounding properties include a mixture of commercial uses that will blend well with the proposed residential uses. The proposed amendment to Mixed Use is consistent with the surrounding areas. The proposed amendment to Mixed Use land use will not significantly alter the land use pattern and character of the immediate area. The Mixed Use classification supports Northwest Community Plan goals of residential development that includes community amenities.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Mixed Use land use will not significantly alter the land use pattern or character of the immediate area. The proposed change is compatible with the existing pattern of development.

PLANNING COMMISSION RECOMMENDATION: Approval (9-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017007

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed Zoning: "MF-18 AHOD" Limited Density Multi-Family Residential Airport Hazard Overlay District

Zoning Commission Hearing Date: December 6, 2016