



City of San Antonio

Legislation Details (With Text)

File #: 18-3872

Type: Plan Amendment

In control: Planning Commission

On agenda: 6/14/2018

Title: PLAN AMENDMENT CASE # 18067 (Council District 10): A request by Embrey Partners, LTD for approval of a resolution to amend the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “ High Density Residential,” on Lot 7 and Lot 9, NCB 11926, located at 7538 Broadway and 7600 Broadway. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018220 CD)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 18067
(Associated Zoning Case Z2018220 CD)

SUMMARY:

Comprehensive Plan Component: Northeast Inner Loop Neighborhood Plan

Plan Adoption Date: March 22, 2001

Plan Update History: August 2008

Current Land Use Category: “Neighborhood Commercial”

Proposed Land Use Category: “High Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 13, 2018

Case Manager: Kayla Leal, Planner

Property Owner: 7600 Broadway Condominium

Applicant: Embrey Partners, Ltd.

Representative: Kaufman & Killen, Inc.

Location: 7538 & 7600 Broadway

Legal Description: Lot 7 and Lot 9, NCB 11926

Total Acreage: 4.14

Notices Mailed

Owners of Property within 200 feet: 94

Registered Neighborhood Associations within 200 feet: Oak Park - Northwood Neighborhood Association

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Broadway

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Nacogdoches Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: West Nottingham Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are multiple bus stops within walking distance of the subject property along Bus Routes 10, 209, 505, and 9.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Northeast Inner Loop Neighborhood Plan

Plan Adoption Date: March 22, 2001

Update History: August 2008

Plan Goals:

Objective 1.1: Housing Character and Development

Maintain the distinctive character of the neighborhoods' housing.

Build upon the diversity of old and new existing housing that includes single family as well as multi-family (condos, town homes, duplexes and small apartments).

Comprehensive Land Use Categories

Land Use Category: "Neighborhood Commercial"

Description of Land Use Category: Neighborhood Commercial includes low-intensity, small scale retail,

office or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. Example of uses include convenience store, small insurance or doctor's office, bakery, small restaurant, bookstore, antique shop, copy service, veterinarian's office, or small, neighborhood sized grocery stores.

Locations for Neighborhood Commercial include the intersections of residential streets, within established commercial areas and/or collectors and within walking distance of residential areas.

Neighborhood Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

Parking is encouraged in the rear of the buildings, and should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls. Monument signage is strongly recommended, as are pedestrian amenities.

Permitted Zoning Districts: NC, C-1, O-1

Land Use Category: "High Density Residential"

Description of Land Use Category: High Density Residential Development includes multi-family developments with more than four units on a single lot, such as apartment complexes, but can also include low density and medium density residential uses. It can function as a compatible transition between medium and low density residential and higher intensity commercial uses. This form of development should be located along collectors, arterials, or highways.

This classification can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

High Density Residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

Permitted Zoning Districts: R-3, R-4, R-5, R-6, RM-4, RM-5, RM-6, MF-25, MF-33, MF-40, MF-50

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Condominiums, Retail Shops

Direction: North

Future Land Use Classification:

Neighborhood Commercial, Low Density Residential

Current Land Use Classification:

Retail Shops, Single-Family Residential

Direction: East

Future Land Use Classification:

Low Density Residential, Neighborhood Commercial

Current Land Use Classification:

Single-Family Residential

Direction: South

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Veterinary Hospital, Commercial Uses

Direction: West

Future Land Use Classification:

Regional Commercial

Current Land Use:

Retail Center

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The majority of the subject property is located within the Greater Airport Area Regional Center. The subject property is not located within a half (½)-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The subject properties are located at the intersection of Broadway Street and Nacogdoches Road, both classified as Secondary Arterial Type B streets. Current uses include multi-family residential and neighborhood commercial. The properties are located within the boundaries of the ‘SA Tomorrow - Greater Airport Area Regional Center’ plan boundary and is also in proximity of multiple transit stops and other amenities such as a grocery store, restaurants, and retail.

The previous development on the site consists of 66 condominiums and two businesses, a flower shop and dry cleaner, with a gross floor area of 3,700 square feet. The proposed development would consist of 266 units and a general office building with a gross floor area of 40,000 square feet which significantly increases the housing unit density and gross floor area of the commercial portion of the property.

The Northeast Inner Loop Neighborhood Plan states that high density residential uses should be located along arterials and also functions as a compatible transition between low density residential and higher intensity commercial uses such as the Shops at Lincoln Heights.

Relevant Goals, Policies and Actions of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents.

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

The plan amendment request is consistent with the goals and policies of the SA Tomorrow Comprehensive Plan. The requested plan amendment acts as an acceptable buffer between existing commercial and residential uses, encourages transit-supportive development, and achieves the goals and policies of SA Tomorrow related to city form and housing.

The end result will be a multi-family development with professional office uses. Again, the area consists of a mixture of land use designations such as "Low Density Residential," "Community Commercial," "Regional Commercial," and "High Density Residential." Thus, the proposed "High Density Residential" provides a good transition between the existing "Regional Commercial" and "Low Density Residential." The subject property is its own island of land between Broadway and Nacogdoches Road, which are both secondary arterials. The proposed use is consistent with existing and surrounding uses.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Northeast Inner Loop Neighborhood Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018220 CD

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Proposed Zoning: "MF-65 CD AHOD" Multi-family Airport Hazard Overlay District with Conditional Use for Professional Office

Zoning Commission Hearing Date: June 19, 2018