



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1093

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 1/13/2016

**Title:** PLAN AMENDMENT # 16018 (Council District 6): A request by Stephen S. Lin, P.E. (Big Red Dog Engineering), for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 5.540 acres of land out of NCB 15329 located at the southwest corner of the Richland Hills Drive and Ingram Road intersection from "Regional Center" to "Mixed Use Center." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_16018, 2. Aerial-PA\_16018, 3. PC Resolution - PA 16018

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Plan Amendment 16018  
(Associated Zoning Case Z2016070)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2010

**Current Land Use Category:** Regional Center

**Proposed Land Use Category:** Mixed Use Center

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 13, 2016

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** City of San Antonio

**Applicant:** Michael Wibracht (w/ 210 Development Group, LLC)

**Representative:** Stephen S. Lin, P.E. (Big Red Dog Engineering)

**Location:** Southwest Corner of Richland Hills Drive and Ingram Road

**Legal Description:** 5.540 acres out of NCB 15329

**Total Acreage:** 5.540

**Notices Mailed**

**Owners of Property within 200 feet:** 7

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Richland Hills Drive

**Existing Character:** Local Street

**Proposed Changes:** None.

**Thoroughfare:** Ingram Road

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None.

**Public Transit:**

There are no VIA bus routes near the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2010

**Update History:** None.

**Goal LU-1** Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

**Goal HOU-1** Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan.

**Comprehensive Land Use Categories**

**Regional Center - 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.

**Related Zoning Districts:** MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

### **Comprehensive Land Use Categories**

**Mixed Use Center - RESIDENTIAL:** Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses.

**NON-RESIDENTIAL:** Community Commercial, Office, Mixed Use Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses.

**LOCATION:** Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

**Related Zoning Districts:** MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

### **Land Use Overview**

Subject Property

#### **Future Land Use Classification**

Regional Center

#### **Current Use**

Vacant Lot

North

#### **Future Land Use Classification**

Regional Center,

#### **Current Use**

Post Office, Vacant Lot, PetCo Warehouse

East

#### **Future Land Use Classification**

Regional Center

#### **Current Use**

Warehouse/Office

South

#### **Future Land Use Classification**

Natural Tier, Regional Center

#### **Current Use**

Slick Ranch Creek, Vacant Lot, Hotel, Library

West

#### **Future Land Use Classification**

Regional Center

#### **Current Use**

Vacant Lot

### **LAND USE ANALYSIS:**

#### **Sector Plan Criteria for review:**

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

The applicant requests this plan amendment and associated zoning change in order to allow for multi-family and recreational development. The Regional Center land use designation allows multi-family zoning but does not permit zoning higher than “MF-33”. The requested “MF-40” zoning is permitted under Mixed Use Center, according to the West/Southwest Sector Plan. The requested Mixed Use Center land use 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 proposed amendment upholds the vision of the West/Southwest Sector Plan as it promotes and reflects a sustainable growth plan for urban and rural areas in which the diverse resources are preserved and balanced to enable prosperity for all who live here today and will live here tomorrow.

**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 AFB.
- Significantly alter recreational amenities such as open space, parks, and trails.

The subject property is currently vacant. The requested land use would not significantly alter the subject or surrounding properties. The subject property is also not located within an established neighborhood, will not disrupt the existing character when developed appropriately. The requested land use classification would support the goals of the West/Southwest Sector of protecting the existing residential neighborhoods and discouraging developments of incompatible uses as well as providing a range of housing types and prices to accommodate all residents within the Sector. The subject property is not within the boundaries of the Lackland AFB Influence Area, and is not anticipated to adversely affect any recreational amenities in the area. The requested land use will allow the development of new recreational amenities.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

Staff recommends Approval. The requested land use change is appropriate as it will allow for less intense uses. The subject property is currently vacant and is a suitable location as it situated at the intersection of arterials and collectors that accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. The proposed amendment to the Mixed Use Center land use classification will allow for a multi-family and recreational development.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016070**

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Gateway Corridor Airport Hazard Overlay District

Proposed Zoning: "MF-40 AHOD" Multi-Family Airport Hazard Overlay District and "MF-40 GC-2 AHOD"  
Multi-Family Gateway Corridor Airport Hazard Overlay District  
Zoning Commission Hearing Date: January 19, 2016