



City of San Antonio

Legislation Details (With Text)

File #: 16-3929

Type: Plan Amendment

In control: Planning Commission

On agenda: 7/13/2016

Title: PLAN AMENDMENT # 16056 (Council District 8): A request by UTSA BLVD IH10 LP for approval of a resolution to amend 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 114.2 acres of land out of NCB 14890, located in the 5600 Block of UTSA Boulevard from "Suburban Tier" to "Urban Core Tier." Staff recommends Approval. (Associated Zoning Case Z2016196) (Mary Morales-Gonzales, Planner (210) 207-5550, mary.morales-gonzales@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. LU Maps- PA_16056, 2. Aerial_16056, 3. PC Resolution- PA 16056

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 16056
(Associated Zoning Case Z2016196)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Suburban Tier

Proposed Land Use Category: Urban Core Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 13, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: UTSA BLVD IH10 LP (Steve Sanders)

Applicant: UTSA BLVD IH10 LP (Steve Sanders)

Representative: Kaufman & Killen, Inc.

Location: 5600 Block of UTSA Boulevard

Legal Description: 114.2 acres out of NCB 14890

Total Acreage: 114.2

Notices Mailed

Owners of Property within 200 feet: 62

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Aviation Department

Transportation

Thoroughfare: Interstate Highway 10

Existing Character: Freeway

Proposed Changes: None known

Thoroughfare: UTSA Boulevard

Existing Character: Secondary Arterial A

Proposed Changes: None known

Thoroughfare: West Hausman Road

Existing Character: Secondary Arterial A

Proposed Changes: None known

Public Transit: The nearest VIA bus route is #603 which stops at the IH-10 Frontage Road at Hausman Road.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

LU-3.3 Promote job growth to achieve economic diversity.

HOU-2.1 Focus high density residential near activity centers.

NR-2.5 Locate open space and parks adjacent to creeks.

LU-1.1 Locate buffers between high density/intensity and low density/intensity land uses.

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.

RELATED 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, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Comprehensive Land Use Categories

Urban Core Tier:

RESIDENTIAL / NON-RESIDENTIAL: Mixed Use Generally: High density detached, attached multi-family such as mid to high rise apartment buildings, lofts, condos. Mixed use blocks and buildings with a high concentration of attached office, hotels, and retail / services in mid to high rise buildings are appropriate.

RELATED ZONING DISTRICTS: D, FBZD, TOD, MXD, MPCD

Land Use Overview

Subject Property

Future Land Use Classification

Suburban Tier

Current Use

Vacant Land

North

Future Land Use Classification

Mixed Use Center, Regional Center

Current Use

Commercial Use, Vacant Land

East

Future Land Use Classification

Regional Center, Suburban Tier

Current Use

Commercial Uses

South

Future Land Use Classification

Suburban Tier, Natural Tier, Regional Center

Current Use

Residential Use, Commercial Use

West

Future Land Use Classification

Natural Tier, Mixed Use Center

Current Use

Multi-Family Residential Use, Vacant Land

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.

- 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.

The applicant requests this plan amendment to change the land use classification from Suburban Tier to Urban Core Tier. The property is currently undeveloped. The owner of the property proposes to develop the property with a Master Planned Community District that includes open space, residential uses, office uses and commercial uses. The amendment will support the creation of employment and business growth opportunities as well as add additional housing stock to the community. The proposed location of multi-family residential and office uses are located to serve as a buffer between the low-density single-family residential uses south of the subject property and the commercial uses to the north. The proposed amendment will increase open space areas along Leon Creek.

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 proposed amendment will be compatible with the existing land use pattern and will appropriately locate commercial and retail uses along a major arterial roadway and will be accessible from IH-10, therefore, the proposed amendment will not change the existing land use pattern nor adversely affect the existing character of the of immediate area. The proposed amendment will allow a master planned community district and will not create activities that are incompatible with Camp Bullis or the adjacent neighboring uses. Camp Bullis has submitted recommendations that will further mitigate any potential negative effects that may occur as a result of the proposed development. Additionally, the amendment will not significantly alter recreational amenities such as open space, parks, and trails but will set aside a portions of the property as open space, especially that along the Leon Creek.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the North Sector Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The proposed amendment to Urban Core Tier land use classification is compatible with the North Sector Plan's goal of development of locating retail and commercial uses near the IH-10 highway corridor, focusing high density residential near activity centers and providing buffers between high density and low density development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016178

Current Zoning: "R-6 MLOD" Residential Single-Family Camp Bullis Military Lighting Overlay District
Proposed Zoning: "MPCD MLOD" Master Planned Community Development Camp Bullis Military Lighting Overlay District
Zoning Commission Hearing Date: July 19, 2016