



City of San Antonio

Legislation Details (With Text)

File #: 16-1096
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 1/13/2016

Title: PLAN AMENDMENT # 16017 (Council District 8): A request by Patrick Christensen, 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 2.274 acres of land out of NCB 34725 located at 6912 Camp Bullis Road from "Suburban Tier" to "Mixed Use Center." Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 16017
 (Associated Zoning Case Z2016068)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Suburban Tier

Proposed Land Use Category: Mixed Use Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 13, 2016

Case Manager: Erica Greene, Planner

Property Owner: Garza Brothers Masonry, C/O Elier Garza

Applicant: Garza Brothers Masonry, C/O Elier Garza

Representative: Patrick W. Christensen, P.C.

Location: 6912 Camp Bullis Road

Legal Description: 2.274 acres of land out of NCB 34725

Total Acreage: 2.274 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Legend Hills

Planning Team: 34

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Camp Bullis Road

Existing Character: Primary Road

Proposed Changes: None

Thoroughfare: Legend Lane

Existing Character: Local Street

Proposed Changes: None

Public Transit:

VIA #94 bus stop - Marbach Road in front of the La Cantera Parkway.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

LU3

Higher density/intensity tiers are recommended adjacent or proximate to activity centers.

Comprehensive Land Use Categories

Suburban Tier: Suburban Tier uses include both residential and non-residential uses.

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. **LOCATION:** Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Example 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

Mixed Use Center: Mixed Use Center uses include both residential and non-residential uses. **RESIDENTIAL** uses are typically **Very High Density**. Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses. **NON-RESIDENTIAL** uses include **Community Commercial, Office, and 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.

Example Zoning Districts:

MF-40, MF-50, MF-65,O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, and MPCD

Land Use Overview

Subject Property

Future Land Use Classification

Mixed Use Center

Current Use

Vacant Lot

North

Future Land Use Classification

Mixed Use Center

Current Use

Commercial Building

East

Future Land Use Classification

Mixed Use Center

Current Use

Vacant Lot

South

Future Land Use Classification

Mixed Use Center

Current Use

Vacant Lot

West

Future Land Use Classification

Mixed Use Center

Current Use

Vacant Lot

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 subject property is undeveloped. The proposed use for the property is an office building with offices as the primary use, along with other services which are accessory to the office uses. The request will not substantially nor permanently injure the property rights on the owner(s) of all real property affected by the proposed change. The properties that are located around the subject property include several office and commercial uses which follow the current pattern for development of that area. The amendment upholds the vision for the future of the North Sector Plan as it supports Integrate mixed use areas vertically as well as horizontally, allowing for differing uses within the same building, as well as within the same project area. The proposed amendment to Mixed Use Center will provide consistency with the surrounding areas and allow the applicant to seek the appropriate "O-2 UC-1 MLOD-1 MSAO-1 AHOD" High Rise Office IH-10/FM 1604 Urban Corridor Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District. The proposed amendment to 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 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 Mixed Use Center land use classification would support the goals of the North Sector of protecting the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future mixed use development that would be compatible with adjacent uses. The subject property is within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the North Sector 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 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 existing surrounding pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016068

Current Zoning: "O-1 UC-1 MLOD-1 MSAO-1 AHOD" Light Office IH-10/FM 1604 Urban Corridor Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District

Proposed Zoning: "O-2 UC-1 MLOD-1 MSAO-1 AHOD" High Rise Office IH-10/FM 1604 Urban Corridor Military Lighting Overlay Military Sound Attenuation Overlay Airport Hazard Overlay District

Zoning Commission Hearing Date: January 19, 2016