



City of San Antonio

Agenda Memorandum

File Number: 17-4863

Agenda Item Number: 15.

Agenda Date: 9/13/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 17074

(Associated Zoning Case Z2017247)

SUMMARY:

Comprehensive Plan Component: I-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Current Land Use Category: "Low Density Residential"

Proposed Land Use Category: "Urban Living"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: September 13, 2017

Case Manager: Erica Greene, Planner

Property Owner: Trogon Properties LTD

Applicant: Trogon Properties LTD

Representative: Brown & Ortiz

Location: Generally located E. Loop 1604 and Weichold Road

Legal Description: 40.027 acres out of NCB 16551 (formerly CB 5089)

Total Acreage: 40.027

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: East Loop 1604

Existing Character: Major Highway

Proposed Changes: None

Thoroughfare: Weichold Road

Existing Character: Local Street

Proposed Changes: None

Public Transit:

VIA bus route is not within walking distance of the subject property.

ISSUE:

Plan Adoption Date: February 22, 2001

Update History: March 20, 2008

Plan Goal: The purpose is to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric and to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City.

Comprehensive Land Use Categories

Low Density Residential: Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Example Zoning Districts:

R-4, R-5, R-6, R-20, RE NP-8, NP-10, & NP-15

Comprehensive Land Use Categories

Urban Living: Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also provides for form based development, which emphasizes urban design in the form of regional centers and village development patterns. Mixed Use Centers should be a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets.

Transit Oriented Development includes residential and commercial uses that rely on transit, centralized parking, pedestrian linkages, and an option for bus rapid transit or light rail service. A Town Center provides a central civic function with mixed uses incorporated into the peripheral development. Neighborhood Centers have an identifiable nucleus or focal point and edges. Shopping, recreation and services would be accessible by foot or transit. Neighborhood Centers would have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bound by a parkway or boulevard.

Example Zoning Districts:

TND, TOD, MXD, UD, & FBZD

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot

North

Future Land Use Classification

Industrial

Current Use

Water Tower, Solar Field

East

Future Land Use Classification

Low Density Residential

Current Use

Vacant Lot

South

Future Land Use Classification

Regional Commercial

Current Use

Vacant Lot

West

Future Land Use Classification

OCL

Current Use

OCL

Proximity to Regional Center/Premium Transit Corridor

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant requests this Plan Amendment and associated zoning change to allow for multi-family housing and commercial uses. The proposed amendment to “Urban Living” land use will not significantly alter the land use pattern or character of the immediate area as the proposed change supports the I-10 East Corridor Perimeter Plan that proactively promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City’s cultural, natural, and economic fabric and to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City. The proposed amendment to “Urban Living” is an appropriate fit that supports the accommodation of growth within this area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the I-10 East Corridor Perimeter Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017247

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Proposed Zoning: "MXD AHOD" Mixed Airport Hazard Overlay District

Zoning Commission Hearing Date: September 19, 2017