



City of San Antonio

Agenda Memorandum

File Number: 17-6351

Agenda Item Number: P-11.

Agenda Date: 12/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment PA 17091

(Associated Zoning Case Z2017300)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: "Mixed Use"

Proposed Land Use Category: "Regional Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 25, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Galleria Ventures, LTD

Applicant: Galleria Ventures, LTD

Representative: Brown and Ortiz, P.C.

Location: 5400 Block of Presidio Parkway

Legal Description: 2.706 acres out of NCB 14858

Total Acreage: 2.706 acres

Notices Mailed

Owners of Property within 200 feet: 4

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Transportation

Thoroughfare: Presidio Parkway

Existing Character: Local Street

Proposed Changes: None Known.

Thoroughfare: Vance Jackson Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known.

Public Transit: The nearest VIA bus route is #603 and is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

LU-3.1 Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

Comprehensive Land Use Categories

Land Use Category: Mixed Use Center

Description of Land Use Category: 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

Permitted 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 Category: Regional Center

Description of Land Use Category: 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

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

Land Use Overview

Subject Property

Future Land Use Classification:

Regional Center

Current Land Use Classification:

Mixed Use Center

Direction: North

Future Land Use Classification:

Mixed Use Center

Current Land Use Classification:

“C-3” and “MPCD”

Direction: East

Future Land Use Classification:

“General Urban Tier” and “Mixed Use Center”

Current Land Use Classification:

“C-2” and “MPCD”

Direction: South

Future Land Use Classification:

“General Urban Tier”

Current Land Use Classification:

“MF-33”

Direction: West

Future Land Use Classification:

“General Urban Tier” and “Mixed Use Center”

Current Land Use:

“MPCD” , “C-2”, and “C-3”

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is within the UTSA Regional Center and not within a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Planning Commission (9-0) recommend Approval.

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 designated as “Mixed Use” for the future land use. The request to amend the plan to “Regional Center” will be compatible with the land use plan to pursue a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410.

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 “Regional Center” land use classification supports the goals of the North Sector Plan. The subject property is not 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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017300

Current Zoning: “MPCD MLOD-1 AHOD” Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Proposed Zoning: “C-3 GC-1 MLOD-1 AHOD” General Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay District

Zoning Commission Hearing Date: November 7, 2017