



City of San Antonio

Agenda Memorandum

File Number: 18-2295

Agenda Item Number: P-8.

Agenda Date: 4/5/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 18033

(Associated Zoning Case Z2018111)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: "Mixed Use Center"

Proposed Land Use Category: "General Urban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 28, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Multiple Property Owners

Applicant: Heli Investment, LLC

Representative: Brown & Ortiz, PC

Location: 5600 block of Babcock Road

Legal Description: 13.76 acres out of NCB 14686 and NCB 14691

Total Acreage: 13.76

Notices Mailed

Owners of Property within 200 feet: 69

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: South Rincon Boulevard

Existing Character: Paper Street

Proposed Changes: Access will need to be developed for the proposed use.

Thoroughfare: Babcock Road

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Public Transit: There is a bus stop (Stop #66796) within walking distance of the subject property on Babcock Road that falls along Bus Route 604.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

Plan Goals:

HOU-1.2: Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

ED-2.1: Promote development activity inside Loop 1604 that is adjacent and proximate to existing medical and research employers in the western portion of North Sector for expansion as per the Sector Land Use Plan.

LU-1.3: Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410.

Comprehensive Land Use Categories

Land Use Category: “Mixed Use Center”

Description of Land Use Category: 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.

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: “General Urban Tier”

Description of Land Use Category: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview

Subject Property

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Vacant Lots

Direction: North

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Vacant Lots

Direction: East

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Vacant Lots

Direction: South

Future Land Use Classification:

“Natural Tier” and “Mixed Use Center”

Current Land Use Classification:

Single-Family Residential, Vacant Lots

Direction: West

Future Land Use Classification:

“Mixed Use Center”

Current Land Use:

Vacant Lots, Commercial Uses such as Auto Repair and Restaurant

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the Medical Center Regional Center and is within a half (½)-mile of the Huebner-Grissom and Medical Center Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff and Planning Commission (6-0) 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 North 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 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 Army Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The applicant is requesting the Plan Amendment in conjunction with a rezoning request to “MF-18” Limited Density Multi-Family District in order to construct detached single-family dwellings. The proposed development would be located off of Babcock Road and would provide approximately 134 single-family homes in the Medical Center Regional Center. The subject property is currently vacant but is platted to consist of individual parcels. The proposed use is consistent with Housing Goal 1.2 to encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors.

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: Z2018111

Current Zoning: "R-6" Residential Single-Family District, "MF-33" Multi-Family District, and "C-2" Commercial District

Proposed Zoning: "MF-18" Limited Density Multi-Family District

Zoning Commission Hearing Date: March 6, 2018