



# City of San Antonio

## Agenda Memorandum

**File Number:**20-1062

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**Agenda Item Number:** 20.

**Agenda Date:** 1/8/2020

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment PA-2019-11600089

(Associated Zoning Case Z-2019-10700305)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Current Land Use Category:** “Suburban Tier”

**Proposed Land Use Category:** “General Urban Tier”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** December 11, 2019

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** Mark Gutierrez

**Applicant:** Jean Latsha

**Representative:** Brown & Ortiz, P.C.

**Location:** 6460 Babcock Road

**Legal Description:** 9.708 acres out of NCB 16109 and NCB 16455 and 0.231 acres out of NCB 16455

**Total Acreage:** 9.939

**Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Tanglewood Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Babcock Road

**Existing Character:** Secondary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Spring Time Drive

**Existing Character:** Collector

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 604

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Plan Goals:**

- The placement of high density development within commercial and office areas, and as a component of mixed use, helps to foster walkable communities and live-work centers.
- HOU-2.1 Focus High Density Residential near activity centers.
- HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

**Comprehensive Land Use Categories**

**Land Use Category:** “Suburban Tier”

**Description of Land Use Category:**

- Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.
- Commercial uses in Suburban areas serve both neighborhood and community scale markets.
- Neighborhood uses should be accessible by pedestrians.

**Permitted 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, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

**Comprehensive Land Use Categories**

**Land Use Category:** “General Urban Tier”

**Description of Land Use Category:**

- Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums).
- 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.
- 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:**

Suburban Tier

**Current Land Use Classification:**

Office and Vacant

Direction: North

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Fuel Station, Restaurant, Multi-Family and Learning Center

Direction: East

**Future Land Use Classification:**

Community Commercial

**Current Land Use Classification:**

Church and Vacant

Direction: South

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant, construction for Multi-Family underway

Direction: West

**Future Land Use Classification:**

Civic Center

**Current Land Use:**

School and Single-Family Dwellings

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is not located within a Regional Center or the Premium Transit Corridor.

**STAFF ANALYSIS & RECOMMENDATION:** Staff recommends Approval.

The proposed land use amendment from “Suburban Tier” to “General Urban Tier” is requested in order to rezone the property to "MF-25" Low Density Multi-Family District. This is consistent with the North Sector Plan’s objective to foster walkable communities and live-work centers and to focus high density residential near activity centers. The future land use classification for the property is “Suburban Tier”, which is compatible with the existing uses along Babcock Road and the single-family uses to the west. The proposed Plan Amendment to “General Urban Tier” is a compatible land use with the “MF-33” use to the north and south of the property. Also, the “General Urban Tier” future land use classification will add higher density housing options along Babcock Road.

**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 Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

**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: Z-2019-10700305**

**CURRENT ZONING:** "C-1" Light Commercial District, "C-2" Commercial District, "C-2 NA" Commercial Nonalcoholic Sales District, "C-2 NA CD" Commercial Nonalcoholic Sales District with Conditional Use for an Auto Body Repair and Paint Center, "C-3 NA" General Commercial Nonalcoholic Sales District

**PROPOSED ZONING:** "MF-25" Low Density Multi-Family District

Zoning Commission Hearing Date: December 17, 2019