



City of San Antonio

Agenda Memorandum

File Number:20-1090

Agenda Item Number: 7.

Agenda Date: 1/22/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment PA 2019-11600093

(Associated Zoning Case Z-2019-10700321)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 15, 2010

Current Land Use Category: "Mixed Use Center"

Proposed Land Use Category: "General Urban Tier" and "Regional Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 22, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Toby E. Tondouze

Applicant: Mustang Development

Representative: Brown & Ortiz

Location: Generally located on the 8000 block of Oakland Road and the 5700 block of Richview Street

Legal Description: The south 65 feet of Lot 12, Block 3, NCB 14687; Lot 7, Block 12, NCB 14696; and Lot 7, Block 11, NCB 14695

Total Acreage: 1.495

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Oakland Road

Existing Character: Collector

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance.

Thoroughfare: Richiew Street

Existing Character: Local

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 15, 2010

Plan Goals:

- Goal TRAN-1 Connected road network constructed with improved traffic flow on local, collector, and arterial streets within and among neighborhoods.
- Goal HOU-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
- Goal HOU-2 High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.
- Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
- Goal LU-3 Higher density/intensity tiers are recommended adjacent or proximate to activity centers.
- Goal LU-6 Development of livable, walkable communities is encouraged.

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: "General Urban Tier"

Description of Land Use Category:

RESIDENTIAL: Medium to High Density

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

NON-RESIDENTIAL: Community Commercial

Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate.

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:

“Mixed Use Center”

Current Land Use Classification:

Undeveloped Land

Direction: North

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Undeveloped Land

Direction: East

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Undeveloped Land

Direction: South

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Undeveloped Land

Direction: West

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Undeveloped Land

Subject Property

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Undeveloped Land

Direction: North

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Undeveloped Land

Direction: East

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Undeveloped Land

Direction: South

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Undeveloped Land

Direction: West

Future Land Use Classification:

“Mixed Use Center”

Current Land Use Classification:

Restaurant

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is not within a regional center nor is it within a Premium Transit Corridor.

STAFF ANALYSIS AND RECOMMENDATION:

Staff recommends Denial with Alternate Recommendation.

The requested Plan Amendment from “Mixed Use Center” to “General Urban Tier” will allow the applicant to rezone to “MF-18” Multi-Family District. Further, this will provide more consistency with the current land use pattern in the area.

However, the request to amend to “Regional Center” is not appropriate as regional center uses are typically 20 acres or located at intersections of freeways and major thoroughfares. Staff recommends utilizing a conditional use zoning procedure for the “C-3” use, with a base zoning district of “C-2”. “C-2” zoning is consistent with the current land use category of “Mixed Use Center” and would not need a plan amendment for this property.

The Plan Amendment meets the goals of the North Sector Plan to advance the City of San Antonio Housing Goals and Strategies by providing support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410, and by providing higher density/intensity tiers which are recommended adjacent to activity centers.

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-2019-10700321

Current Zoning: "R-6" Single-Family Residential District

Proposed Zoning: "MF-18" Multi-Family District and "C-3" General Commercial District

Zoning Commission Hearing Date: February 4, 2020