



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-1358

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**Agenda Item Number:** P-6.

**Agenda Date:** 2/19/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 8

**SUBJECT:**

Plan Amendment 14083

**SUMMARY:**

An Ordinance amending the future land use plan contained in the **North Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 18 and 19, Block 1, NCB 14756 located at 7203 Green Glen Drive from **Rural Estate Tier** to **Suburban Tier**.

The Department and Planning Commission recommend approval. The existing Rural Estate Tier land use classification for this area is not appropriate and does not reflect existing conditions on the ground. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning districts and the existing uses to the north, west and south would allow for development that is compatible with the proposed Suburban Tier.

**BACKGROUND INFORMATION:**

**Case Manager:** Robert C. Acosta, Planner

**Applicant:** Kaufman & Killen, Inc.

**Owner:** Madison Realty Development Corporation

**Property Location:** 7203 Green Glen Drive

**Acreage:** 1.347

**Current Land Use of site:** Vacant Lot

**Adjacent Land Uses:**

**N:** Designated Rural Estate Tier; occupied by Single-Family Homes

**E:** Designated Rural Estate Tier; occupied by Multi-Family Homes and Commercial Uses

**S:** Designated Rural Estate Tier; occupied by Commercial Uses

**W:** Designated General Urban Tier and Mixed Use Center; occupied by Single-Family Homes

**ISSUE:**

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a

plan amendment.

**Comprehensive Plan Analysis:**

**Comprehensive Plan Component:** North Sector Plan

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

**Update History:** None

**Plan Goals:**

**ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.**

**LAND USE ANALYSIS:**

**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 entire IH-10 and Loop 1604 corridor north has experienced strong and rapid growth. This area of Loop 1604 is being rapidly developed for commercial, mixed use and higher density residential uses. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The subject property and the areas to the north, south and west are classified as Rural Estate Tier. The area to the east is classified as Mixed Use Center and General Urban Tier. The Rural Estate Tier land use classification generally includes large tract single family residential uses and small scale commercial uses. The subject property and existing surrounding uses, as well as zoning districts, includes a significant mix of higher density residential uses to the north, west and south and community scale commercial uses to the south. The existing Rural Estate Tier land use classification for this area is not appropriate and does not reflect existing conditions on the ground. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning districts and the existing uses to the north, west and south would allow for development that is compatible with the proposed Suburban Tier. The development of the subject property at the Suburban Tier would contribute toward the plan's vision of compatibility by not significantly altering the existing development pattern.

**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 amendment will not adversely impact a portion of, or the entire Planning Area by;**

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The purpose of this plan amendment and associated zoning request is to accommodate for a moderately higher intense commercial use than what is currently permitted under the Rural Estate Tier. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning districts and existing uses allows for development that is compatible with the proposed Suburban Tier. The proposed amendment would provide employment opportunities for individuals living in the immediate area or in close proximity to the Loop 1604 and UTSA corridor. The area surrounding the subject property is transitioning away from previous rural uses to more intense urban development because of its location between low density residential development, to the north and east, and commercial uses to the south and west, and its

close proximity to the Loop 1604 corridor to the south. The development of the subject property as Suburban Tier would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern and due to its location within the "ERZD" zoning overlay district and must adhere to SAWS conditions.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

The City's Major Thoroughfare Plan identified Babcock Road as a Secondary Arterial Type A. Loop 1604 is a freeway. Green Glen Drive and Oak Grove Road are classified as local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop on the corner of Babcock and Green Glen Drive.

**COMMUNITY FACILITIES ANALYSIS:**

Monroe May Jr. Elementary School is within walking distance. Our Lady of the Atonement Church and the Atonement Preparatory School are in close proximity.

**ALTERNATIVES:**

No action will maintain the current future land use classification of Rural Estate Tier.

**FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies

**DEPARTMENT RECOMMENDATION:**

Approval. The existing Rural Estate Tier land use classification for this area is not appropriate and does not reflect existing conditions on the ground. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning districts and the existing uses to the north, east and south would allow for development that is compatible with the proposed Suburban Tier. Additionally, the subject property is within the boundaries of the Camp Bullis Influence Area; however the proposed change is not anticipated to pose any negative impact on military operations or adversely affect the Edwards Recharge Zone.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: October 22, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: October 3, 2014

No. of notices mailed 10 days prior to Public Hearing: 16 to owners of property within 200 feet; 38 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Hills & Dales Neighborhood Association

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014011ERZD**

Current zoning: "O-1 ERZD MLOD-1" Office Edwards Recharge Zone Military Lighting Overlay District and "O-1 ERZD MLOD-1 UC-1" Office Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District

Proposed zoning: "C-2NA" ERZD MLOD-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Military Lighting Overlay District and "C-2NA" ERZD MLOD-1 UC-1" Commercial Nonalcoholic Sales Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District and "C-1" ERZD MLOD-1" Light Commercial Edwards Recharge Zone Military Lighting Overlay District and "C-1" ERZD MLOD-1 UC-1" Light Commercial Edwards Recharge Zone Military Lighting Overlay IH-10/FM 1604 Urban Corridor District

Zoning Commission Public Hearing Date: December 16, 2014

Approved.