



City of San Antonio

Agenda Memorandum

File Number: 15-1916

Agenda Item Number: 20.

Agenda Date: 3/11/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

Plan Amendment 15023

(Associated Zoning Case Number Z2015100)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Current Land Use Category: Suburban Tier

Proposed Land Use Category: General Urban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: March 11, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Opportunity Land Fund No. 7, L. P.

Applicant: Kaufman & Killen, Inc.

Representative: Kaufman & Killen, Inc.

Location: Approximately 30.696 acres of land being Lot 1, Block 3 in NCB 17242, located at the Southeast intersection of Potranco Road and Ingram Road.

Total Acreage: 30.696 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Planning Team: 35
Applicable Agencies: None

Transportation

Thoroughfare: Ingram Road
Existing Character: Secondary Arterial Type A
Proposed Changes: None

Thoroughfare: Potranco Road
Existing Character: Primary Arterial Type A
Proposed Changes: None

Thoroughfare: Culebra Road
Existing Character: Secondary Arterial Type A
Proposed Changes: None

Public Transit:

There is a VIA bus stop approximately one block south of the subject property at the intersection of Potranco Road and Culebra Road.

ISSUE:

Plan Adoption Date: April 21, 2011

Update History: None

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.

Comprehensive Land Use Categories

Suburban Tier: Suburban Tier land use includes both residential and non-residential uses. **Residential** uses are typically low to medium densities. They are generally attached and detached single-family; multi-family housing (duplex, triplex, quadplex), townhomes, garden homes, and condominiums. **Non-residential** uses are typically in neighborhood and community commercial intensity. Detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community Commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community Commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Example 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, UD

Comprehensive Land Use Categories

General Urban Tier: General Urban Tier uses include both residential and non-residential uses. **Residential** uses are typically medium to high densities. They are generally small tract detached multi-family housing including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). **Non-Residential** uses are typically are community commercial intensity. 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. 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.

Example 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 Use

Vacant Land

North

Future Land Use Classification

Suburban Tier

Current Use

Vacant land

East

Future Land Use Classification

Mixed Use Center

Current Use

Multi-Family Residences

South

Future Land Use Classification

Natural Tier

Current Use

Drainage Easement

West

Future Land Use Classification

Natural Easement and General Urban Tier

Current Use

Drainage Easement and Commercial Uses

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest 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 West/Southwest Sector Plan.

While the West/Southwest Sector Plan provides other areas with the requested land use classification, the subject property's location at the intersection of two major arterials and in close proximity to Loop 410 makes the area appropriate for more intense residential and commercial development. The subject property is located

in an area that has seen rather extensive development, while the subject property has remained largely undeveloped.

The applicant requests this plan amendment and associated zoning change in order to construct a moderately intense multi-family development. The subject property is currently zoned "C-3" and multi-family uses are not permitted by right under this zoning district. The proposed amendment to General Urban Tier land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

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 subject property is located in an area that has experienced extensive development. The subject property's location at the intersection two major arterials and its close proximity to Loop 410 and the general surrounding conditions, which include a mix of community scale residential and commercial developments that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification. The General Urban Tier land use classification would support the goals of the West/Southwest Sector Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. Additionally, the subject property is not within the boundaries of the Lackland AFB Influence Area, and the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the West/Southwest Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The subject property's location at the intersection two major arterials and its close proximity to Loop 410 and the general surrounding conditions, which include a mix of community scale residential and commercial developments that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015062

Current Zoning: "C-3 AHOD" Commercial District Airport Hazard Overlay District

Proposed Zoning: "MF-25 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: March 17, 2015