



City of San Antonio

Agenda Memorandum

File Number: 15-2886

Agenda Item Number: P-5.

Agenda Date: 5/21/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: Property located in ETJ

SUBJECT:

Plan Amendment 15032

(No Associated Zoning Case. Property is not within the City Limits. Zoning does not extend outside the city limits.)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Rural Estate Tier

Proposed Land Use Category: Suburban Tier on 6.277 acres and General Urban Tier on 12.691 acres

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 8, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: IH10 RLV, LP

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: Approximately 18.968 acres of land being Lots 1 and 2, Block 91, CB 4709T located at the Northwest corner of IH-10 West and Ranchland View

Total Acreage: 18.969

Notices Mailed

Owners of Property within 200 feet: ETJ

Registered Neighborhood Associations within 200 feet: None

Planning Team: 38

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Ranchland View

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: IH-10 West

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Fox Briar

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is no mass transit system in the immediate area.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

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.

HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways and non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

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.

Comprehensive Land Use Categories

Rural Estate Tier: RESIDENTIAL: Low Density Residential Estate. Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL: Neighborhood Commercial. Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate. **LOCATION:** Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Example Zoning Districts:

RP, RE, R-20, O-1, NC, C1, RD

Comprehensive Land Use Categories

Suburban Tier: The Suburban Tier includes both residential and non-residential uses. **Residential** density within the Suburban Tier classification ranges from low to medium density. Generally, residential uses include small and large tract attached and detached single family homes, as well as, multi-family housing such as duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. **Non-residential** uses within the Suburban Tier range from neighborhood to community commercial scale uses. Generally, this includes

detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores.

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, 0-1.5, NC, C-1, C-2, C-2P, RD

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.

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

Rural Estate Tier

Current Use

Vacant Land

North

Future Land Use Classification

Rural Estate Tier

Current Use

Vacant Land

East

Future Land Use Classification

UZROW

Current Use

IH-10 West

South

Future Land Use Classification

Natural Tier and Rural Estate Tier

Current Use

Vacant Land

West

Future Land Use Classification

Rural Estate Tier

Current Use

Vacant Land

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 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 entire IH-10 corridor north of Loop 1604 has experienced strong and rapid growth, most strongly evidenced by the fact that the City is now proposing to annex a large area along this corridor. This area of IH-10 is being quickly developed as commercial, mixed use and higher density residential uses.

The subject property consists of 18.968 acres, is currently in the City’s ETJ and is in an area that is anticipated to be annexed by the City in 2015. The applicant requests this Plan Amendment and associated zoning change in order to construct a community scale commercial development on 6.277 acres along IH-10 and a high density multi-family development on 12.691 acres to the west of the commercial development. The current land use for the subject property and the general surrounding area is Rural Estate Tier and Multi-Family uses or Commercial uses of this intensity are not permitted by right in this land use classification. Rural Estate Tier generally includes large-tract, detached, single-family housing and small-scale commercial uses.

The Sector Plan does not currently provide any viable commercial or Multi-Family areas in which new business can be built, especially on the west side of IH-10. The property owner is actively in the process of developing the proposed project. Since the property is in the ETJ, building permits from the City are not required, but County permitting agencies have been contacted and are in the process of providing final approval on the development. It is anticipated that by the time the City’s proposed annexation is complete, the Multi-Family complex will also be completed. It is the owners concern that without the proposed plan amendment, the new developments will immediately be thrown into non-compliance, assuming an adopted zoning designation consistent with the current Rural Estate land use designation, and thus the need to request a change in the land use plan.

The proposed amendment to Suburban Tier for the commercial uses fronting IH-10 and General Urban Tier for the abutting multi-family uses will provide a buffer to the existing single-family residences to the west that conforms with acceptable land use planning principles and is consistent with the development pattern that exists in areas to the south that are currently within the corporate limits of the City.

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’s location along IH-10 West, a major transportation corridor, makes it appropriate for the Suburban Tier and General Urban Tier land use classifications. The Suburban Tier and General Urban Tier land use classifications would support the goals of the North Sector of encouraging higher density residential along principal arterials and transit corridors that fit in with the existing residential character and continue to maintain and expand vibrant retail and commercial uses. The subject property is not within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

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.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The subject property's location along IH-10 West, a major transportation corridor, makes it appropriate for the Suburban Tier and General Urban Tier land use classifications. The Suburban Tier and General Urban Tier land use classifications would support the goals of the North Sector of encouraging higher density residential along principal arterials and transit corridors that fit in with the existing residential character and continue to maintain and expand vibrant retail and commercial uses in the planning area.

PLANNING COMMISSION RECOMMENDATION:

Approval. Resolution Attached

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current Zoning: N/A Property located in ETJ

Proposed Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "MF-33 AHOD" High Density Multi-Family Airport Hazard Overlay when annexed by the City of San Antonio

Zoning Commission Recommendation:

(No Associated Zoning Case. Property is not within the City Limits. Zoning does not extend outside the city limits.)