



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2630

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 4/22/2015

**Title:** PA 15026 (Continued from April 8, 2015): A request by Brown & Ortiz, P.C., for approval of a resolution to amend 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 approximately 14.332 acres of land out of NCB 35733 located in the 7000 Block of Oak Drive from "Suburban Tier" to "General Urban Tier". Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA-15026, 2. Aerial-PA 15026, 3. PC Resolution -PA 15026

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Plan Amendment 15026

(Associated Zoning Case Number Z2015114)

**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:** April 22, 2015 (Continued from April 8, 2015)

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

**Property Owner:** George Pankratz & JOMO, Ltd.

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

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

**Location:** Approximately 14.332 acres of land out of NCB 35733 located in the 7000-7100 block of Oak Drive.

**Total Acreage:** 14.332

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Friends of Friedrich Wilderness Park

**Planning Team:** 38

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Milsa Drive

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None

**Thoroughfare:** Oak Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** IH-10 West

**Existing Character:** Freeway

**Proposed Changes:** None

**Public Transit:**

There is no mass transit service 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.

**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 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**

Single-family Homes and Commercial Uses

East

**Future Land Use Classification**

Suburban Tier

**Current Use**

Commercial Uses

South

**Future Land Use Classification**

Suburban Tier and General Urban Tier

**Current Use**

Single-Family Homes, School, and Multi-Family Residences

West

**Future Land Use Classification**

Natural Tier

**Current Use**

Friedrich Wilderness Park

## **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.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location in a compact area bound by Milsa Drive, a major arterial to the west and an expressway (IH-10) to the east, makes the area appropriate for more intense residential and commercial development. The proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. This area of IH-10 is being rapidly developed for commercial, mixed use and higher density residential uses. The development of the subject property as General Urban Tier would contribute toward the plan's vision of compatibility by not significantly altering the existing development pattern. The purpose of this plan amendment and associated zoning change is to accommodate for a moderately higher density multi-family residential use that is compatible with the already-existing surrounding area.

### **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 applicant requests this Plan Amendment and associated zoning change in order to allow the development of a multi-family residential complex. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier. The General Urban Tier land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses.

Due to its close proximity to Camp Bullis, the subject property is within the Military Sound Attenuation Overlay (MSAO) and the Military Lighting Overlay (MLOD) Districts. A significant portion of the property is also located within the "GC-1" Hill Country Gateway Corridor District and will be subject to the applicable design, landscaping and signage requirements of the district. Adherence will be evaluated as this project moves through the development process. However, 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 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 is located in an area that has experienced extensive development. Its location and the general surrounding conditions, which include large tract single-family homes, a mix of community-scale commercial and multi-family residential uses as well as light industrial areas, and its close proximity to IH-10, make it appropriate for the General Urban Tier classification.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015114**

Current Zoning: "R-20" Residential Single-Family Military Sound Attenuation Overlay District, "O-1" Office Military Sound Attenuation Overlay District, "C-2 CD MSAO MLOD AHOD" Commercial Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay District and "C-2 GC-1 MSAO-1 MLOD AHOD" Commercial Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay District

Proposed Zoning: "MF-25 MSAO-1 MLOD AHOD" Low Density Multi-Family Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay District and "MF-25 GC-1 MSAO-1 MLOD AHOD" Low Density Multi-Family Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay Airport Hazard Overlay District

Zoning Commission Hearing Date: May 5, 2015