



City of San Antonio

Legislation Details (With Text)

File #: 15-3043
Type: Plan Amendment
In control: Planning Commission
On agenda: 5/13/2015
Title: PA 15040: A request by Patrick W. Christensen, 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 7.069 acres of land being Lot 28 and Lot 29, Block 1, out of NCB 17600, located at 21026 Encino Commons Boulevard, from "Regional Commercial" to "Suburban Tier". Staff recommends Approval. (Logan Sparrow Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. PA15040 Aerial, 2. PA15040 Adopted and Proposed LU Map, 3. PC Resolution - PA 15040

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Plan Amendment PA 15040
(Associated Zoning Case Number Z2015173)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Regional Center

Proposed Land Use Category: Suburban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 13, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: Wallis State Bank

Applicant: Guido Piggott

Representative: Patrick W. Christensen

Location: 21026 Encino Commons

Total Acreage: 7.069

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Planning Team-28

Applicable Agencies: None

Transportation

Thoroughfare: Encino Commons

Existing Character: Local Street, one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Evans Road

Existing Character: Primary Arterial A, two lanes in each direction with sidewalks

Proposed Changes: None known

Public Transit: None

ISSUE:

Comprehensive Plan Component: San Antonio North Sector Future Land Use Plan

Plan Adoption Date: August 5, 2010

Update History: None

LU-6.5: Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

Comprehensive Land Use Categories

Regional Center: 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. Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Example Zoning Districts:

MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

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

Land Use Overview

Subject Property

Future Land Use Classification: Regional Center

Current Land Use: Vacant

Direction: North

Future Land Use Classification: Regional Center

Current Land Use: Single-Family Subdivision

Direction: East

Future Land Use Classification: Regional Center

Current Land Use: Vacant

Direction: South

Future Land Use Classification: Regional Center

Current Land Use: Retail Center

Direction: West

Future Land Use Classification: Regional Center

Current Land Use: Retail Center

Land Use Analysis

- 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 applicant is seeking a change to allow for Suburban Tier uses on a parcel of land currently designated as Regional Center use to allow for the development of a small single-family subdivision. The North Sector Plan states “Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums” are appropriate for the Suburban Tier classification. To the north of the subject property, and to the east, are residential single-family uses consistent

with the proposed development pattern on the subject property.

Additionally, to the east of the proposed plan amendment is land designated as Suburban Tier land use. As such, staff finds that the request is compatible with both the development pattern as well as adjacent land use classifications.

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 proposed development for the site is single-family dwellings, which are also located to the north and east of the property. As such, the request will not negatively impact the existing character, nor is the request incompatible with adjacent uses. The subject property is located within the “ERZD” Edwards Aquifer Recharge Zone and the “MLOD” Military Lighting Overlay District, as such, any proposed development will have to comply with the limitations imposed by these two overlay districts.

ALTERNATIVES:

1. Recommend approval 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 contains similar development and thus the request is not in conflict with the character of the district in which it is located. The residential nature of this community, with adjacent commercial properties, are consistent with the requested Suburban Tier land use category.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015173 ERZD

Current Zoning: “C-2 ERZD MLOD” Commercial Edwards Recharge Zone Military Lighting Overlay District and “C-3 ERZD MLOD” General Commercial Edwards Recharge Zone Military Lighting Overlay District
Proposed Zoning: “R-5 ERZD MLOD” Residential Single-Family Edwards Recharge Zone Military Lighting Overlay District

Zoning Commission Hearing Date: This case is not yet scheduled for the Zoning Commission. Awaiting a SAWS review of the Zoning Case.