



City of San Antonio

Legislation Details (With Text)

File #: 15-2887

Type: Plan Amendment

In control: City Council A Session

On agenda: 5/21/2015

Title: PLAN AMENDMENT #15033 (Council District 4): An Ordinance amending the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 13.153 acres of land out of NCB 15228, generally located at the Southeast intersection of Loop 410 and Ray Ellison Boulevard, from "Low Density Residential" to "High Density Residential" on 12.50 acres and from "Low Density Residential" to "Community Commercial" on 0.653 acres. Staff and Planning Commission recommend Approval. (Associated Zoning Case # Z2015151)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps-, 2. Signed Resolution, 3. DRAFT ORDINANCE, 4. Ordinance 2015-05-21-0452

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:

Plan Amendment 15033
(Associated Zoning Case Number Z2015151)

SUMMARY:

Comprehensive Plan Component: United Southwest Communities Plan

Plan Adoption Date: August 18, 2005

Current Land Use Category: Low Density Residential

Proposed Land Use Category: 12.50 acres to High Density Residential and 0.653 acres to Community Commercial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 8, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: James Schneider

Applicant: Vickrey & Associates, Inc.

Representative: Vickrey & Associates

Location: Approximately 13.153 acres of land out of NCB 15228, generally located at the Southeast intersection of Loop 410 and Ray Ellison Boulevard

Total Acreage: 13.153

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: People Active in Community Effort (P.A.C.E.)

Planning Team: 29

Applicable Agencies: None

Transportation

Thoroughfare: Loop 410

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Ray Ellison Drive

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Freedom Hills

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bus stop three blocks east at the corner of Apple Valley and Ray Ellison Boulevard.

ISSUE:

Plan Adoption Date: August 4, 2005

Update History: June 16, 2011

Goal 1- Economic Development: Attract new businesses, services and retail establishments to the United Southwest Communities.

Comprehensive Land Use Categories

Low Density Residential: Low-Density Residential includes single-family detached houses on individual lots at typical suburban densities. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Example Zoning Districts:

R-4, R-5, R-6, NP-8, NP-10, NP-15, and UD

Comprehensive Land Use Categories

High Density Residential: High Density Residential includes low-rise to mid-rise apartments with more than four dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors. Certain non-residential uses, such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other, lower-density residential uses.

Example Zoning Districts:

MF-25, MF-33, MF-40, MF-50 and UD

Comprehensive Land Use Categories

Community Commercial: Community Commercial includes offices, professional services, and retail uses that are accessible to variety of modes of transportation including bicyclists and pedestrians. This form of development should be located at nodes on arterials at major intersections or where an existing commercial area has been established. Parking areas should be located behind the building, with the exception of one row of parking facing the street. Additionally, all off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops, pharmacies and medical clinics.

Example Zoning Districts:

O-1.5, C-1, C-2, C-2P and UD

Land Use Overview

Subject Property

Future Land Use Classification

Low Density Residential

Current Use

Vacant Land

North

Future Land Use Classification

Low Density Residential and High Density Residential

Current Use

Vacant Land and Commercial Uses

East

Future Land Use Classification

Community Commercial and Low Density Residential

Current Use

Vacant Land and Single-Family Residences

South

Future Land Use Classification

Low Density Residential

Current Use

Vacant Land and Single-Family Residences

West

Future Land Use Classification

UZROW

Current Use

Loop 410 Access Road

LAND USE ANALYSIS:

The applicant requests this Plan Amendment and associated zoning change in order to allow for the development of a high density multi-family residential use and an array of community-scaled commercial uses that are compatible with the already-existing surrounding area. The subject property's location is between Loop 410 access road on the west and Ray Ellison Boulevard, a major arterial on the east. With the existing community scale commercial uses abutting the subject property to the north and west, High Density Residential and Community Commercial land use are appropriate at this location. The High Density Residential and Community Commercial classifications would contribute toward the United Southwest Communities Plan vision of attracting new businesses, services and retail establishments to the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the United Southwest Communities 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 is between Loop 410 access road on the west and Ray Ellison, a major arterial on the east. With the existing community scale commercial uses abutting the subject property to the north and west, High Density Residential and Community Commercial land use classification are appropriate at this location.

PLANNING COMMISSION RECOMMENDATION:

Approval. Resolution Attached

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015151

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "MF-33 AHOD" High Density Multi-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Zoning Commission Hearing Date: April 21, 2015

Zoning Commission Recommendation: Approval