



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3610

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 6/24/2015

**Title:** PA 15057: A request by Jaime Israel Trejo Rojas, for approval of a resolution to amend the future land use plan contained in the North Sector Plan (2010), a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately Lot 24 in NCB 11624 located at 7547 Mockingbird Lane from "Mixed Use Center" to "General Urban Tier". Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_15057, 2. Aerial-PA \_15057, 3. PC Resolution - PA 15057

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

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Plan Amendment 15057

(Associated Zoning Case Number Z2015218)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Current Land Use Category:** Mixed Use Center

**Proposed Land Use Category:** General Urban Tier

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 24, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Jaime Israel Trejo Rojas

**Applicant:** Jaime Israel Trejo Rojas

**Representative:** Jaime Israel Trejo Rojas

**Location:** Lot 24 in NCB 11624, located at 7547 Mockingbird Lane

**Total Acreage:** 1.981 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** None; Mockingbird Hill within 200 feet

**Planning Team:** North Sector Planning Team - 39

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Mockingbird Lane

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Fredericksburg Road

**Existing Character:** Secondary Arterial Type 86'

**Proposed Changes:** None

**Thoroughfare:** W Songbird

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is a VIA bus stop on Fredericksburg Road two blocks from the subject property.

**ISSUE:**

**Plan Adoption Date:** August 5, 2010

**Update History:** None

**Goal LU-1** Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

**LU-1.3** Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single-family attached and detached housing between Loop 1604 and Loop 410.

**LU-3.1** Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

**Comprehensive Land Use Categories**

**Mixed Use Center:** Mixed Use Center uses include both residential and non-residential uses.

**RESIDENTIAL:** Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses. **NON-RESIDENTIAL:** Community Commercial, Office, Mixed Use

Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses. **LOCATION:** Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses

should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged. **Example Zoning Districts:** MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

### **Comprehensive Land Use Categories**

**General Urban Tier: RESIDENTIAL:** Medium to High Density Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

**NON-RESIDENTIAL:** Community Commercial 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. **LOCATION:** 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**

Mixed Use Center

#### **Current Use**

Vacant lot

North

#### **Future Land Use Classification**

Mixed Use Center

#### **Current Use**

Single-Family Residential

East

#### **Future Land Use Classification**

Mixed Use Center

#### **Current Use**

Multi-Family Residential/Single-Family Residential

South

#### **Future Land Use Classification**

Mixed Use Center

#### **Current Use**

Commercial Use

West

#### **Future Land Use Classification**

Mixed Use Center

#### **Current Use**

Commercial Use

## **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 applicant requests this Plan Amendment and associated zoning change in order to construct a multi-family development. The subject property is currently zoned “O-2” and multi-family uses are not permitted by right under this zoning district. The requested “RM-4” base zoning is permitted in the requested in General Urban Tier, and not in the existing Mixed Use Center. The subject property is currently vacant and located between commercial and multi- and single-family residential uses, making it an appropriate site for mixed residential development. Mixed Use Center land use classification allows for the construction of more intense multi-family homes by right, including high density detached, mid-high rise condominium buildings, apartment complexes, and row houses. General Urban Tier allows for less intense uses, including small tract detached Multi-Family. The proposed amendment to General Urban Tier will provide consistency with the surrounding areas and allow the applicant to seek the appropriate “RM-4” 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’s location is within close proximity to Fredericksburg Road and the general surrounding conditions, which include both single- and multi-family 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 North Sector of protecting the existing residential neighborhoods. 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 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 residential development.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015218**

Current Zoning: "O-2 AHOD" High-Rise Office Hazard Overlay District

Proposed Zoning: "RM-4 AHOD" Residential Mixed Hazard Overlay District

Zoning Commission Hearing Date: March 3, 2015