



City of San Antonio

Legislation Details (With Text)

File #: 15-3923
Type: Plan Amendment
In control: City Council A Session
On agenda: 8/20/2015
Title: PLAN AMENDMENT # 15053 (Council District 8): An Ordinance amending 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 0.658 acres of land out of NCB 16390, located at the 7900 Block of Calle Rialto, from "Suburban Tier" to "General Urban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015204)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps PA 15053, 2. PA15053 Aerial Map, 3. Signed Resolution, 4. Ordinance 2015-08-20-0728

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 15053
(Associated Zoning Case Z2015204)

SUMMARY:

Comprehensive Plan Component: North Sector Land Use Plan

Plan Adoption Date: August 5, 2010

Plan Update History: N/A

Current Land Use Category: Suburban Tier

Proposed Land Use Category: General Urban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 24, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Fair Prospects, L.P.

Applicant: Brown and Ortiz, L.P.

Representative: Brown and Ortiz, L.P.

Location: Portions of Lots 9, 10, 11, and 901, Block 3, NCB 16390, located at the 7900 Block of Calle Rialto

Total Acreage: 0.658

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: N/A

Planning Team: 39

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Calle Rialto

Existing Character: Local

Proposed Changes: None

Public Transit: None

Thoroughfare: Interstate Highway 10

Existing Character: Freeway

Proposed Changes: N/A

Public Transit: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Land Use Plan

Plan Adoption Date: August 5, 2010

Update History: N/A

Goal HOU-1, 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.

Comprehensive Land Use Categories

Suburban Tier: Small and large tract attached and detached Single-Family; Multi-Family housing (duplex triplex, quadplexes); townhomes, garden homes, and condominiums.

Non-residential: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

Permitted 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,)-1.5, NC, C-1, C-2, C-2P, RD, & UD

Comprehensive Land Use Categories

General Urban Tier: Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums)

Non-residential: 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.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1.5, C-1, C-2, C-2P, UD

Land Use Overview

Subject Property

Future Land Use Classification: Suburban Tier

Current Use: (vacant)

Direction: North and West

Future Land Use Classification: Rural Estate Tier

Current Use: (vacant)

Direction: East

Future Land Use Classification: Suburban Tier

Current Use: (mall)

Direction: South

Future Land Use Classification: Suburban Tier / Rural Estate Tier / Natural Tier

Current Use: Vacant

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 proposed Plan Amendment to General Urban Tier will encourage compatible growth patterns and transitions of higher density residential along principal arterials (Highway Interstate 10).

The subject property is vacant and undeveloped. The change of land use to General Urban Tier provides for consistent and compatible development of vacant infill and underutilized parcels as prescribed by in the North Sector Land Use Plan. The applicant is proposing to develop an apartment complex on the property. The property is part of a larger tract already zoned multi-family. Therefore, the proposed Amendment to General Urban Tier 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 General Urban Tier use classification will contribute toward the North Sector Plan's vision of compatibility by not significantly altering the existing development pattern. Additionally, 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 North Sector Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The development of the subject property with the General Urban Tier use classification is compatible with the existing development pattern.

PLANNING COMMISSION RECOMMENDATION: Approval, PC Resolution attached.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015204

Current Zoning: "PUD C-2 GC-1 MLOD" Plan Unit Development Commercial Corridor Military Lighting, Airport Hazard Overlay District

Proposed Zoning: "PUD MF-33 GC-1 MLOD" Plan Unit Development Multi-Family Corridor Military Lighting, Airport Hazard Overlay District

Zoning Commission Hearing Date: July 7, 2015

Zoning Commission Recommendation: Approval (8-0)