



City of San Antonio

Legislation Details (With Text)

File #: 15-4652

Type: Staff Briefing - Without Ordinance

In control: Planning Commission

On agenda: 9/9/2015

Title: PLAN AMENDMENT # 15069 (Council District ETJ): A request by Brown & Ortiz, PC (c/o James McKnight), 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 18.977 acres out of CB 4926 located in the 25500 Block of Overlook Parkway, from "Suburban Tier" 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_15069, 2. Aerial-PA _15069, 3. PC Resolution - PA 15069

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Plan Amendment 15069

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: September 9, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Rogers/Bitterblue 281, Ltd. (by Lloyd A. Denton, Jr., President, Bitterblue, Inc., its Gen. Partner)

Applicant: Lloyd A. Denton, Jr. (President of Bitterblue, Inc.)

Representative: Brown & Ortiz, PC (c/o James McKnight)

Location: Approximately 18.977 acres in CB 4926, generally located in the 25600 Block of Overlook Parkway

Total Acreage: 18.977 acres

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Planning Team: 39

Applicable Agencies: None

Transportation

Thoroughfare: Overlook Parkway

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: N US Hwy 281

Existing Character: Freeway 250'-500'

Proposed Changes: None

Public Transit:

There is no VIA bus route located near the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

Goal HOU-2

High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.

Goal ED-1

Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

Comprehensive Land Use Categories

Suburban Tier: Uses include both residential and non-residential uses.

RESIDENTIAL: Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

LOCATION: 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.

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 (Conservation Subdivision), UD

Comprehensive Land Use Categories

General Urban Tier: Uses include both residential and non-residential uses.

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

Suburban Tier

Current Use

Vacant

North

Future Land Use Classification

Suburban Tier

Current Use

Hospital

East

Future Land Use Classification

Suburban Tier, Rural Estates Tier

Current Use

Single-Family Residences

South

Future Land Use Classification

Suburban Tier

Current Use

Vacant

West

Future Land Use Classification

Suburban Tier, Rural Estate 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 current Suburban Tier land use allows up multi-family residential up to eighteen (18) units per acre, but does not currently allow twenty-five (25) units per acre. The applicant has requested the land use amendment to allow for a slightly denser multi-family development. The subject property is located at the intersection of N US Hwy 281 and Overlook Parkway and is a suitable site for such development. The subject property is currently vacant. The proposed amendment to General Urban Tier will provide consistency with the surrounding areas and allow the applicant to have a mix of commercial and multi-family uses. During the zoning process appropriate buffers, setbacks, and building placement should be considered. The proposed land use upholds the vision of the North Sector Plan by providing diverse quality housing and developing a compatible land use fabric that preserves military readiness, recognizes and respects private property rights, and integrates sustainable development patterns.

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.

There is a single-family residential neighborhood adjacent to the subject property. The proposed General Urban Tier is compatible with the surrounding land use and neighborhoods. The property is currently vacant and the proposed land use will not have adverse impact on the existing character. The General Urban Tier land use classification would support the goals of the North Sector of protecting the existing residential neighborhoods and discouraging developments of incompatible uses within the Camp Bullis Influence Area. The subject property is not within close proximity to recreational facilities and will not have negative impact on nearby open spaces, parks, or trails.

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 development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: None.