



City of San Antonio

Legislation Details (With Text)

File #: 15-4852
Type: Plan Amendment
In control: City Council A Session
On agenda: 10/1/2015
Title: PLAN AMENDMENT # 15074 (Council District 4): An Ordinance amending the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.026 acres of land out of NCB 15910 generally located at 9823 Marbach Road from "Suburban Tier" to "Mixed Use Center" and to include "C-3" General Commercial District as a related zoning district for the "Mixed Use Center" land use classification. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2015264 S)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Adopted and Proposed LU Maps- PA 15074, 2. Aerial-PA 15074_, 3. Signed PC Resolution, 4. DRAFT ORDINANCE, 5. Ordinance 2015-10-01-0853

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Plan Amendment 15074
(Associated Zoning Case Z2015264 S)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Current Land Use Category: Suburban Tier

Proposed Land Use Category: Mixed Use Center and to include "C-3" General Commercial District as a related zoning district for the Mixed Use Center land use classification

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 26, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: City of San Antonio/San Antonio Water System

Applicant: Green Property Developments LLC

Representative: Charles Riley

Location: Approximately 5.026 acres of land out of NCB 15910 generally located at 9823 Marbach Road

Total Acreage: 5.026

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Heritage NA

Planning Team: 36

Applicable Agencies: None

Transportation

Thoroughfare: Marbach Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Hunt Lane

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: Ellison Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Prescott Street

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is a VIA bus stop on Marbach Road in front of the subject property.

ISSUE:

Plan Adoption Date: April 21, 2010

Update History: None

Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

Comprehensive Land Use Categories

Suburban Tier: The Suburban Tier includes both residential and non-residential uses. **Residential** density within the Suburban Tier classification ranges from low to medium density. Generally, residential uses include small and large tract attached and detached single family homes, as well as, multi-family housing such as

duplexes, triplexes, quadplexes, townhomes, garden homes, and condominiums. **Non-residential** uses within the Suburban Tier range from neighborhood to community commercial scale uses. Generally, this includes detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores.

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

Comprehensive Land Use Categories

Mixed Use Center: Mixed Use Center uses include both residential and non-residential uses. **RESIDENTIAL** uses are typically very High Density. Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses. **NON-RESIDENTIAL** uses include Community Commercial, Office, and 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, MF-65,O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, and MPCD and C-3 (Proposed)

Land Use Overview

Subject Property

Future Land Use Classification

Suburban Tier

Current Use

Vacant commercial building

North

Future Land Use Classification

Suburban Tier

Current Use

Vacant and Single-Family Residences

East

Future Land Use Classification

Natural Tier

Current Use

Vacant land, City Park and Commercial Use

South

Future Land Use Classification

Suburban Tier

Current Use

Vacant land and Single-Family Residences

West

Future Land Use Classification

Civic Center
Current Use
Church

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.

While the West Sector Plan provides other areas with the requested land use classification, the subject property's location along Marbach Road, a major arterial and its close proximity to Loop 410 and Loop 1604, two major highways makes the area appropriate for more intense residential and commercial development. The applicant requests this plan amendment and associated zoning change in order to relocate an existing landscaping company to the rear of the property and establish a commercial retail center in the front portion of the property. The subject property is currently zoned "O-2" and "C-2" and landscaping uses are not permitted by right under this zoning district. However, while the Suburban Tier land use classification allows for the construction of community scaled commercial uses by right; the associated zoning district required to implement the proposed development on the subject property requires a higher intensity zoning district and thus the need to request a change in the land use plan and the addition of "C-3" as an allowable zoning district under the Mixed Use Center land use designation. The proposed amendment to Mixed Use Center will provide consistency with the surrounding areas and allow the applicant to seek the appropriate "C-3S" zoning district. The proposed amendment to Mixed Use Center 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 the Joint Base San Antonio-Lackland.
- Significantly alter recreational amenities such as open space, parks, and trails.

The subject property's location on Marbach Road, a major arterial and the general surrounding conditions, which include a mix of community scale residential and commercial developments that are consistent with a Mixed Use Center land use, make it appropriate for the Mixed Use Center classification. The requested change would allow for the adaptive reuse of an unoccupied former Bexar Met service center and storage facility which would eliminate potential vacant buildings in the planning area. The Mixed Use Center land use classification would support the goals of the West Sector of protecting the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. The subject property is not within the boundaries of the Joint Base San Antonio-Lackland 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 West/Southwest 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 Mixed Use Center 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.

PLANNING COMMISSION RECOMMENDATION: Approval, 9-0.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015264 S

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District and "C-2" Commercial Airport Hazard Overlay District

Proposed Zoning "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Construction Contractor Facility

Zoning Commission Hearing Date: September 1, 2015

Zoning Commission Recommendation: Approval, 8-0.