



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5347

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 10/28/2015

**Title:** PLAN AMENDMENT # 15089 (Council District 9): A request by Kaufmann & Killen, Inc., 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 7.465 acres out of NCB 15671 located in the 1900 Block of East Sonterra Boulevard from "Regional Center" to "Mixed Use Center." Staff recommends Approval. (Mary Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA\_15089, 2. Aerial-PA 15089, 3. PC Resolution- PA 15089

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

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment 15089  
(Associated Zoning Case Z2015311 ERZD)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** Regional Center

**Proposed Land Use Category:** Mixed Use Center

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 28, 2015

**Case Manager:** Mary Moralez-Gonzales, Planner

**Property Owner:** Santikos Legacy, Ltd.

**Applicant:** Embrey Partners, Ltd.

**Representative:** Kaufman & Killen, Inc. (Ashley Farrimond)

**Location:** 1900 Block of East Sonterra Boulevard

**Total Acreage:** 7.465

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** North Sector Plan - 22

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** East Sonterra Boulevard

**Existing Character:** Secondary Arterial Type A; two lanes in each direction; center turn lane.

**Proposed Changes:** None

**Public Transit:** None

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Update History:** None

**Goal ED-1.1** Continue to locate higher density residential and compatible employment uses near the intersections of: IH-10/Loop 410, US 281/Loop 1604, IH-10/Loop 1604, and IH-35/Loop 410.

**Goal HOU-2.3** Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

**Comprehensive Land Use Categories**

**Regional Center:**

Residential: High Density.

Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses.

Non-Residential: Regional Commercial, Office.

Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

Related Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

**Comprehensive Land Use Categories**

**Mixed Use Center:**

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 service such as convenience stores, live/work, units, cafes,

pantry stores, hotels, and other businesses wholesaling, warehouses, office parks, laboratories, and regional retail/services.

Related Zoning Districts: MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

### **Land Use Overview**

Subject Property

**Future Land Use Classification**

Regional Center

**Current Use**

Vacant

North

**Future Land Use Classification**

Regional Center

**Current Use**

Hotel, Vacant Land

East

**Future Land Use Classification**

Regional Center

**Current Use**

Vacant Commercial

South

**Future Land Use Classification**

Regional Center, Freeway

**Current Use**

Vacant Land, Movie Theater, Loop 1604

West

**Future Land Use Classification**

Regional Center, Highway

**Current Use**

Fitness Center, Retail Shopping Center, Highway 281

### **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 North Sector Plan.

The applicant requests this plan amendment and associated zoning change in order to rezone to "MF-50" Multi-Family Residential District. The subject property is currently vacant. The requested Mixed Use classification supports the North Sector Plan objectives of locating high density residential developments near the intersections of Highway 281 and Loop 1604. In addition, a high density residential development will serve as

a buffer between the highway and the lower density residential developments to the north and east.

**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 Plan Amendment will ensure compatibility of surrounding lands and future development. The Mixed Use Center designation is appropriate for the proposed development on the subject property.

**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 requested Mixed Use classification supports the North Sector Plan objectives of locating high density residential developments near the intersections of Highway 281 and Loop 1604. In addition, a high density residential development will serve as a buffer between the highway and the lower density residential developments to the north and east.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015311 ERZD**

Current Zoning: "C-3 S MLOD-1 ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting Photostatting Facility

Proposed Zoning: "MF-50 MLOD-1 ERZD" Multi-Family Military Lighting Overlay Edwards Recharge Zone District

Zoning Commission Hearing Date: To be determined at a later date.