



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5886

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 11/18/2015

**Title:** PLAN AMENDMENT # 16002 (Council District 9): A request by Daniel Briggs, 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 17.26 acres out of NCB 19218, generally located in the 20600 Block of Stone Oak Parkway at Vemeer from "Suburban Tier" to "General Urban Tier". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted & Proposed Maps PA 16002, 2. Aerial Map PA 16002, 3. PC Resolution PA 16002

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

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment 16002  
(Associated Zoning Case Z2016012)

**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:** November 18, 2015

**Case Manager:** Erica Greene, Planner

**Property Owner:** Ironwood Partners, LTD

**Applicant:** Daniel M. Briggs

**Representative:** Daniel M. Briggs

**Location:** Generally located in the 20600 Block of Stone Oak Parkway at Vemeer

**Legal Description:** 17.26 acres of land out of NCB 19218

**Total Acreage:** 17.26

**Notices Mailed**

**Owners of Property within 200 feet:** 8

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

**Planning Team:** North Sector - 37

**Applicable Agencies:** Camp Bullis

**Transportation**

**Thoroughfare:** Stone Oak Parkway

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Vemeer

**Existing Character:** Local Street

**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 LU-5: All new construction and renovation efforts within corridor overlay districts must be in compliance with applicable standards.**

**LU-5.1** Continue to implement the standards and guidelines of existing scenic corridors, gateway corridors and overlay districts to maintain and enhance a consistent design theme along North Sector principal and arterial roadways.

**LU-5.2** Encourage development and preservation of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are sensitive to their locations and historic contexts.

**Comprehensive Land Use Categories**

**Suburban Tier:** 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. 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.

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

#### **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**

OCL

#### **Current Use**

Multi-family/Residential

East

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

Suburban Tier

#### **Current Use**

Multi-family/Residential

South

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

Suburban Tier

#### **Current Use**

Multi-family/Residential

West

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

Suburban Tier

#### **Current Use**

Multi-family/Residential

### **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 subject property is undeveloped. The proposed use for the property is multi-family. General Urban Tier allows for both the current and proposed zoning for the property. Furthermore, the request will not substantially nor permanently injure the property rights on the owner(s) of all real property affected by the proposed change. The properties that are located around the subject property include several multi-family/residential lots, which follows the current pattern for development of that area. The amendment upholds the vision for the future of the North Sector Plan as it supports developing a compatible land use fabric that encourages development and preserves the neighborhood distinctive look. As well as contributes high quality jobs to the regional economy and 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 currently multi-family residential adjacent to the subject property. The Plan Amendment will ensure compatibility. The General Urban Tier designation is appropriate for the proposed developments 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 proposed amendment to the General Urban Tier use classification is compatible with the existing development pattern.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016012 ERZD**

Current Zoning: "C-3 ERZD" General Commercial Edwards Recharge Zone District

Proposed Zoning: "MF-25 ERZD" Low Density Multi-Family Edwards Recharge Zone District

Zoning Commission Hearing Date: TBD