



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1098

**Type:** Staff Briefing - Without Ordinance

**In control:** Planning Commission

**On agenda:** 1/13/2016

**Title:** PLAN AMENDMENT # 16016 (Council District 6): A request by Kaufman & Killen (Ashley Farrimond), for approval of a resolution to amend 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 6.860 acres of land out of NCB 17873, located at 8777 Marbach Road from "Natural Tier" to "Suburban Tier." Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. Draft Resolution, 4. Draft Ordinance

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

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Plan Amendment 16016  
(Associated Zoning Case Z2016057)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** April 21, 2010

**Current Land Use Category:** Natural Tier

**Proposed Land Use Category:** Suburban Tier

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** January 13, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** 2010 Evans Family Trust (Leland & Catherine Evans), Samuel & Marguerite Kobrinsky

**Applicant:** 2010 Evans Family Trust (Leland & Catherine Evans), Samuel & Marguerite Kobrinsky

**Representative:** Kaufman & Killen, Inc.

**Location:** 8777 Marbach Road

**Legal Description:** 6.860 acres of land out of NCB 17873

**Total Acreage:** 6.860 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 23

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

**Planning Team:** 34

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Marbach Road

**Existing Character:** Primary Road

**Proposed Changes:** None

**Thoroughfare:** Hunt Lane

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Garden Brook

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

VIA #615 bus stop on Marbach Road in front of the subject property.

**ISSUE:**

**Plan Adoption Date:** April 21, 2010

**Update History:** None

**HOU-2**

New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments

**Comprehensive Land Use Categories**

**Natural Tier:** Natural Tier uses include limited non-residential uses. **NON-RESIDENTIAL: Limited.** Generally: Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses. **LOCATION:** The Natural Tier includes parks, designated natural areas, and recreational areas. It is dispersed throughout the entire Sector in a pattern that acknowledges the natural drainage system and adjacent parks and open spaces, and provides opportunities for active and passive recreation.

**Example Zoning Districts:**

RP, G

**Comprehensive Land Use Categories**

**Suburban Tier:** 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. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

**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

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Suburban Tier

**Current Use**

Vacant

North

**Future Land Use Classification**

Suburban Tier

**Current Use**

Residential

East

**Future Land Use Classification**

Suburban Tier

**Current Use**

Residential

South

**Future Land Use Classification**

Suburban Tier

**Current Use**

Residential

West

**Future Land Use Classification**

Suburban Tier

**Current Use**

Residential

**LAND USE ANALYSIS:**

**Sector Plan Criteria for review:**

- The recommended land use pattern identified in the West/Southwest Sector 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 subject property is undeveloped. The proposed use for the property is multi-family residential development. Suburban Tier allows for the proposed zoning of the property. 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 residential and multi-family residential properties which follow the current pattern for development of that area. The amendment upholds the vision for the future of the West/West Sector Plan as it supports developing a compatible land use fabric to accommodate the most intense multi-family housing uses located at the intersection of expressways and major arterials.

**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 subject property's location on Marbach Road and its close proximity to Hunt Lane and Garden Brook Road and the general surrounding conditions, which include a mix of multi-family residential and single family residential developments that are consistent with a Suburban Tier land use, make it appropriate for the Suburban Tier classification. The Suburban land use classification would support the goals of the West/Southwest Sector Plan of locating new housing near existing community facilities and physical infrastructure.

**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 Suburban land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding pattern of development.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016057**

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Mixed Airport Hazard Overlay District

Proposed Zoning: "MF-18 AHOD" Limited Density Multi- Family Airport Hazard Overlay District

Zoning Commission Hearing Date: January 19, 2016

