



City of San Antonio

Legislation Details (With Text)

File #: 16-3530

Type: Plan Amendment

In control: Planning Commission

On agenda: 6/22/2016

Title: PLAN AMENDMENT # 16048 (Council District 9): A request by Patrick Christensen, 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 Lot 2, Block 13, NCB 17701, located at 4035 North Loop 1604 West from "Suburban Tier" to "General Urban Tier". Staff recommends Approval. (Associated Zoning Case Z2016174) (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. PC Resolution- PA 16048, 4. Item#12 Resolution 16-06-05

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Plan Amendment 16048
(Associated Zoning Case Z2016174)

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: June 22, 2016

Case Manager: Erica Greene, Planner

Property Owner: WCOT Hill Country JV, LP

Applicant: Duke, Inc. c/o Rob J. Stone, III

Representative: Patrick Christensen, P.C

Location: 4035 North Loop 1604 West

Legal Description: Lot 2, Block 13, NCB 17701

Total Acreage: 15.85 acres

Notices Mailed

Owners of Property within 200 feet: 65

Registered Neighborhood Associations within 200 feet: Presido Homeowners Association

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: North Loop 1604

Existing Character: Highway

Proposed Changes: None

Thoroughfare: PVT Street

Existing Character: Local Road

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #97 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

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

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

Comprehensive Land Use Categories

General Urban Tier: General Urban Tier uses include both residential and non-residential uses. **RESIDENTIAL** uses are Medium to High Density. Generally: Small tract detached Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums). **NON-RESIDENTIAL** uses include Community Commercial Uses. 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:** 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 Lot, Restaurant

North

Future Land Use Classification

Suburban Tier

Current Use

Single-Family Residences

East

Future Land Use Classification

General Urban Tier

Current Use

Multi-Family Residences

South

Future Land Use Classification

UZROW

Current Use

ROW

West

Future Land Use Classification

Suburban Tier

Current Use

Commercial Use

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 subject property is partially undeveloped, but also includes commercial uses. The proposed use for the property is to allow for multi-family housing. The properties that are located around the subject property include multi-family and commercial uses which follow the current pattern for development of that area. The amendment upholds the vision for the future of the North Sector Plan as it supports compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis. The proposed amendment to General Urban Tier will provide consistency with the surrounding areas and allow the applicant to seek the appropriate multi-family zoning. 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.

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 General Urban Tier land use classification would support the goals of the North Sector of high density housing development near principal and arterial transportation routes. The subject property is within the boundaries of the Camp Bullis 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 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: Z2016174

Current Zoning: "C-3 MLOD AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

Proposed Zoning: "MF-25 MLOD AHOD ERZD" Low Density Multi Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

Zoning Commission Hearing Date: TBD