



City of San Antonio

Legislation Details (With Text)

File #: 16-6294
Type: Plan Amendment
In control: Planning Commission
On agenda: 1/11/2017
Title: PLAN AMENDMENT # 17010 (Council District 8): A request by Patrick W. 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 3.693 acres out of Lot 25, NCB 13662, located at 8308 Fredericksburg Road from "Regional Center" to "Mixed Use Center". Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017030)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Adopted and Proposed LU Maps, 2. Aerial, 3. PC Resolution- PA 17010

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 17010
(Associated Zoning Case Z2017030)

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: January 11, 2017

Case Manager: Nylih Acosta, Planner

Property Owner: Heritage Academy Charter Schools, Inc.

Applicant: Heritage Academy Charter Schools, Inc.

Representative: P. W. Christensen, P.C.

Location: 8308 Fredericksburg Road

Legal Description: 3.693 acres out of Lot 25, NCB 13662

Total Acreage: 3.693

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Transportation

Thoroughfare: Fredericksburg Road

Existing Character: Secondary Arterial.

Proposed Changes: None Known.

Public Transit:

VIA rout 100 is within walking distance from the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

LU-3.2

Integrate mixed use areas vertically as well as horizontally, allowing for differing uses within the same building, as well as within the same project area.

LU-1.3

Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410.

LU-1.5

Promote flexibility and innovation in residential, business and recreational land uses through planned unit developments, conservation subdivisions, specific plans, mixed use projects, and other innovative development and land use planning techniques. **Comprehensive Land Use Categories**

Regional Center: Regional Center: Regional Center uses include both residential and non-residential uses.

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. **LOCATION:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Example Zoning Districts:

MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Mixed Use: 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 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, 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

Commercial Building

North

Future Land Use Classification

Regional Center

Current Use

Commercial Building

East

Future Land Use Classification

Regional Center

Current Use

Commercial Building

South

Future Land Use Classification

Regional Center

Current Use

Commercial Building

West

Future Land Use Classification

Regional Center

Current Use

Commercial Building

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 North Sector Plan provides other areas with the requested land use classification, the subject property's location along Fredericksburg Road and its close proximity to Wurzbach Road, two major arterials, makes the area appropriate for more intense residential and commercial development. The applicant requests this plan amendment and associated zoning change in order to construct a multi-family development with a food service establishment. The subject property is currently zoned "C-3" and multi-family uses are not permitted by right under this zoning district. However, while the Regional Center land use classification allows for the construction of multi-family homes 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. The proposed amendment to Mixed Use Center will provide consistency with the surrounding areas and allow the applicant to seek the appropriate "MF-65" zoning district.

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 is located within the Medical Center Regional Center and is on the Fredericksburg Road transit corridor, as established by the SA Tomorrow Comprehensive Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF P1: Incentivize the development of housing and employment uses in the city's priority growth areas.

H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

H P20: Incentivize high-density housing in regional centers and along major public transit routes where appropriate.

H P22: Redevelop vacant and underutilized properties on transit corridors into stand alone or mixed-use higher-density housing.

The request is generally consistent with guiding principles of the Comprehensive Plan. The plan calls for higher-density housing uses to be developed within the regional centers and along transit corridors.

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 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 existing surrounding pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017030

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District Proposed Zoning: "MF-65 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for a Food Service Establishment

Zoning Commission Hearing Date: January 17, 2017