



City of San Antonio

Legislation Details (With Text)

File #: 17-1189
Type: Plan Amendment
In control: Planning Commission
On agenda: 1/25/2017
Title: PLAN AMENDMENT # 17015 (Council District 10): A request by Salah E, Diab 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 from "Suburban Tier" to "General Urban Tier" on 18.2274 acres out of NCB 16587, located in the 16300 Block of Nacogdoches Road. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017047)
Sponsors:
Indexes:
Code sections:
Attachments: 1. PA 17015 Adopted and Proposed LU Maps, 2. PA 17015 Aerial Map, 3. PA 17015 Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 17015
(Associated Zoning Case Z2017047)

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: January 25, 2017

Case Manager: Erica Greene, Planner

Property Owner: Ovaro Investments, LLC

Applicant: Dr. Salah E. Diab

Representative: Dr. Salah E. Diab

Location: 16300 Block of Nacogdoches

Legal Description: 18.2274 Acres of NCB 16587

Total Acreage: 18.2274

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Nacogdoches Road

Existing Character: Primary Arterial

Proposed Changes: None

Thoroughfare: 1604 Loop

Existing Character: Highway

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #36 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

HOU-1.2

Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

Comprehensive Land Use Categories

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

NON-RESIDENTIAL: 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.

LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

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

North

Future Land Use Classification

Suburban Tier

Current Use

Commercial Businesses

East

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

South

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

West

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

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 undeveloped. The proposed use for the property is multi-family residential development. General Urban 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 commercial properties 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 encourages compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

The Rolling Oaks Regional Center is a logistics and services center characterized superior regional highway connectivity and rapid addition of new residents. The area surrounding the subject property is comprised of industrial and commercial land uses as well as a significant amount of undeveloped land. The site also includes land in the floodplain of Selma Creek, a tributary of Cibolo Creek, along its southern boundary.

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.

GCF Goal 7: Development practices that minimize, mitigate, or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality.

GCF P23: Implement stormwater infrastructure management best practices that balance well-developed and well-maintained regional and site-specific stormwater infrastructure (i.e. gray and green infrastructure).

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.

NRES P 20: Encourage preservation of 100-year floodplains as natural drainage ways without permanent construction, unnecessary straightening, bank clearing or channeling.

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. However, the development should avoid negatively affecting the adjacent Selma Creek and minimize the effects of

increased stormwater runoff on downstream areas through low impact development (LID) practices or other best practices.

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 Nacogdoches and its close proximity to Loop 1604 and the general surrounding conditions, which include a mix of residential single-family and commercial uses that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification. The Suburban land use classification would support the goals of the North Sector Plan of Continued support for development of diverse housing stock between Loop 1604 and Loop 410

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: Z2017047

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Nightclub with Cover Charge 3 or More Days per Week

Proposed Zoning: "MF-25 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: February 7, 2017