



City of San Antonio

Legislation Details (With Text)

File #: 17-1682
Type: Plan Amendment
In control: City Council A Session
On agenda: 3/2/2017
Title: PLAN AMENDMENT # 17020 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on 4.274 acres out of NCB 34034, located in the 140-150 Block of Palmilla Court. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017035)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Aerial PA 17020, 2. Adopted and Proposed LU Maps PA_17020, 3. PA 17020 Signed Resolution, 4. Draft Ordinance, 5. Ordinance 2017-03-02-0138

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Plan Amendment 17020
(Associated Zoning Case Z2017035)

SUMMARY:
Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Rural Estate Tier

Proposed Land Use Category: Suburban Tier

BACKGROUND INFORMATION:
Planning Commission Hearing Date: February 8, 2017

Case Manager: Oscar Aguilera, Planner

Property Owner: R/A Dominion Development Properties, LLC and Agora Assets, LC

Applicant: Agora Assets, LC

Representative: Brown & Ortiz, P.C.

Location: 140-150 Block of Palmilla Court

Legal Description: 4.274 acres out of NCB 34034

Total Acreage: 4.274

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Dominion Home Owners Association

Applicable Agencies: None

Transportation

Thoroughfare: Palmilla Court

Existing Character: Local

Proposed Changes: None known

Public Transit: There are no nearby VIA transit bus stops near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers

LU-3.3 Promote job growth to achieve economic diversity.

Comprehensive Land Use Categories

Rural Estate Tier:

RESIDENTIAL: Low Density Residential Estate

Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL: Neighborhood Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate.

RELATED ZONING DISTRICTS: RP, RE, R-20, O-1, NC, C1, RD

Suburban Tier:

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.

RELATED 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

Rural Estate Tier

Current Use

Vacant

North

Future Land Use Classification

Rural Estate Tier

Current Use

Office Business, Single Family Homes

East

Future Land Use Classification

Rural Estate Tier

Current Use

Office Business, Business Park

South

Future Land Use Classification

Natural Tier

Current Use

Business Park, Clubhouse, Duplexes

West

Future Land Use Classification

Rural Estate Tier

Current Use

Vacant

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 applicant requests this plan amendment to change the land use classification from Rural Estate Tier to Suburban Tier. The property is currently vacant and is adjacent to a business park and multifamily uses. The owner of the property proposes to place an office development. The proposed amendment meets the North Sector Plan's goal and is compatible with the 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 proposed amendment will be compatible with the existing land use pattern and will appropriately locate office uses adjacent to other existing office uses and near I-10 freeway. Therefore, the proposal will not change the existing land use pattern nor adversely affect the existing character of the of immediate area. The proposed amendment is an existing vacant lot adjacent to a business park, near the freeway, and it will not create an activity that is incompatible with Camp Bullis. The subject property will not affect any recreational amenities such as open space, parks, and trails.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the North Sector Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The proposed amendment to Suburban Tier land use classification is compatible with the North Sector Plan's goal of development of locating retail and commercial uses along the IH-10 highway corridor. In addition the Office Development will promote job growth to achieve economic diversity within in the City of San Antonio. The proposed amendment to Suburban 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 existing surrounding pattern of development.

PLANNING COMMISSION RECOMMENDATION: Approval (7-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017035

Current Zoning: "PUD O-1 MSAO-1 MLOD-1" Planned Unit Development Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "PUD MF-25 MSAO-1 MLOD-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Proposed Zoning: "O-1.5 MSAO-1 MLOD-1" Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Zoning Commission Hearing Date: February 7, 2017