



City of San Antonio

Legislation Details (With Text)

File #:	17-1681
Type:	Plan Amendment
In control:	City Council A Session
On agenda:	4/6/2017
Title:	PLAN AMENDMENT # 16084 (Council District 9): 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 "General Urban Tier" on Lot 1, Block 37, NCB 19216, located in the 20700 Block of Blanco Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016283 ERZD)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. PA 16084 Adopted and Proposed LU Maps, 2. PA 16084 Aerial Map, 3. PA 16084 Signed Resolution, 4. Draft Ordinance.pdf, 5. Ordinance 2017-04-06-0231

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Plan Amendment 16084
(Associated Zoning Case Z2016283)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Rural Estate Tier

Proposed Land Use Category: General Urban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 8, 2017 (This case was postponed from the November 18, 2016 hearing)

Case Manager: Erica Greene, Planner

Property Owner: HEB Grocery Company, LP

Applicant: Allen Harrison Development Company, LLC

Representative: Kaufman & Killen, Inc.

Location: 20700 Block of Blanco Road

Legal Description: Lot 1, Block 37, NCB 19216

Total Acreage: 13.591 acres

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Blanco Road

Existing Character: Primary Arterial

Proposed Changes: None

Thoroughfare: Wilderness Oak

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Ranch Oak

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Gathering Oak

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is not a VIA bus stop near the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

HOU-1.2

Encourage compatible residential growth patterns and transitions

Comprehensive Land Use Categories

Rural Estate Tier: Rural Estate Tier uses include both residential and non-residential uses. **RESIDENTIAL: Low Density Residential.** 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. **LOCATION:**

Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

Example Zoning Districts:

RP, RE, R-20, O-1, NC, C1, RD

Comprehensive Land Use Categories

General Urban Tier: General Urban Tier uses include both residential and non-residential uses.

RESIDENTIAL: Medium to High Density. 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

Rural Estate Tier

Current Use

Vacant Lot

North

Future Land Use Classification

Rural Estate Tier

Current Use

Private School

East

Future Land Use Classification

Rural Estate Tier

Current Use

Child Learning Center, Parking Lot, Vacant Land, and Business Park

South

Future Land Use Classification

Suburban Tier

Current Use

Residential Single-Family

West

Future Land Use Classification

OCL

Current Use

Camp Bullis

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. General Urban Tier allows for the proposed zoning on the property. The properties that are located around the subject property include several residential lots, 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 residential growth patterns and transitions, as well as utilizing high density residential uses as a buffer between Camp Bullis and single-family homes.

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 Plan Amendment will ensure compatibility in the area and the proposed change for the development of multi-family housing will act as a buffer to the residential single-family housing near the subject property. The General Urban Tier designation is appropriate for the proposed developments on the subject property. 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.

PLANNING COMMISSION RECOMMENDATION: Approval (8-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016283

Current Zoning: "C-3 MLOD-1 MSAO-1 ERZD" General Commercial Camp Bullis Military Lighting Overlay

Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District & "C-2 MLOD-1 MSAO-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District

Proposed Zoning: "MF-25 MLOD-1 MSAO-1 ERZD" Multi-Family Camp Bullis Military Lighting Overlay

Camp Bullis Military Sound Attenuation Overlay Edwards Recharge Zone District

Zoning Commission Hearing Date: February 21, 2017