



City of San Antonio

Legislation Details (With Text)

File #: 17-2961
Type: Plan Amendment
In control: Planning Commission
On agenda: 5/10/2017
Title: PLAN AMENDMENT CASE # 17040 (Council District 8): A request by Kaufman and Killen for approval of a resolution to amend 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 Lot P-8B and P-8C, NCB 14615, located in the 8100 Block of W Hausmann Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017122)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Proposed Use Map, 2. Aerial Map, 3. Draft Resolution

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

Department Head: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 17040
(Associated Zoning Case Z2017122)

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: May 10, 2017

Case Manager: Angela Cardona, Planner

Property Owner: SA Colgin, LLC

Applicant: Mosaic Land Development, LLC

Representative: Kaufman & Killen, Inc.

Location: 8100 Block of West Hausman Road

Legal Description: 14.26 acres out of NCB 14615

Total Acreage: 14.26

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: SAWS

Transportation

Thoroughfare: West Hausman Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit:

The nearest VIA bus route is #660 and is within walking distance of the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

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.

HOU-2.4 Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

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-6.5 Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

Comprehensive Land Use Categories

Suburban Tier: Generally allows for small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums.

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, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

Comprehensive Land Use Categories

General Urban Tier: High-density residential uses include large apartment buildings. Medium and low-density residential uses also can be found within this classification.

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

Mixed Use

Current Use

Commercial

East

Future Land Use Classification

Suburban Tier

Current Use

Multi-Family Apartments

South

Future Land Use Classification

Civic Center/General Urban Tier

Current Use

High School

West

Future Land Use Classification

Suburban tier

Current Use

Multi- Family Apartments

Proximity to Regional Center/Premium Transit Corridor:

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

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 close proximity to a major arterial, North Loop 1604 West, makes this area appropriate for more intense residential development. The proposed amendment to General Urban Tier will provide consistency with the surrounding areas and allow the applicant to seek the appropriate "MF-33" base zoning district. 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 applicant requests this plan amendment and associated zoning change in order to increase the density to allow multi-family development on the subject property. The subject property is in an area that includes Medium and High Density Residential which makes the subject property appropriate for the General Urban Tier land use classification. The General Urban Tier supports the North Sector Plan goal of locating medium and high density residential uses located at intersections of arterials and/or collector streets and should not encroach into residential areas.

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 subject property is located in an area where Medium and High Density Residential are prevalent. The High Density Residential designation would be appropriate land use classification due to the lot size and existing multi-family developments on the nearby subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017122

Current Zoning: "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District

Proposed Zoning: "MF-33 ERZD" Multi-Family Edwards Recharge Zone District

Zoning Commission Hearing Date: May 18, 2017