



City of San Antonio

Legislation Details (With Text)

File #: 16-5687
Type: Plan Amendment
In control: City Council A Session
On agenda: 6/1/2017
Title: PLAN AMENDMENT CASE # 16086 (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 "Suburban Tier" and "Specialized Center" to "Mixed Use Center" on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016277 ERZD)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Proposed Land Use Map, 2. Aerial Map, 3. Signed Resolution, 4. Draft Ordinance.pdf

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:
Plan Amendment 16086
(Associated Zoning Case Z2016277 ERZD)

SUMMARY:
Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Specialized Center and Suburban Tier

Proposed Land Use Category: Mixed Use Center

BACKGROUND INFORMATION:
Planning Commission Hearing Date: October 26, 2016

Case Manager: Logan Sparrow, Principal Planner

Property Owner: BitterBlue/Rogers Water Interests, Ltd., Rogers 1604 Commercial Ltd, and Shavano Rogers Ranch North No. 3Ltd.

Applicant: Shavano Rogers Ranch No. 3 Ltd

Representative: Brown and Ortiz, P.C. (c/o Ken Brown)

Location: Generally located at 4939 North Loop 1604 West

Legal Description: 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701

Total Acreage: 489.887

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: SAWS, Camp Bullis, Parks

Transportation

Thoroughfare: Loop 1604

Existing Character: Highway.

Proposed Changes: None known.

Public Transit: The immediate area is not served by any existing VIA bus route.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Future Land Use Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

Goal LU 3.1: Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

Comprehensive Land Use Categories

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.

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. 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.

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

Specialized Center:

RESIDENTIAL: None.

NON-RESIDENTIAL: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional

retail/services.

LOCATION: Heavy Industrial uses should be located near expressways, arterials, and railroad lines.

Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Related Zoning Districts: O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Mixed Use Center:

Residential: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses.

NON-RESIDENTIAL: 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.

Land Use Overview

Subject Property

Future Land Use Classification

Suburban Tier and Specialized Center

Current Use

Quarry, Vacant

North

Future Land Use Classification

Military Tier

Current Use

Camp Bullis

East

Future Land Use Classification

Country Tier/Suburban Tier

Current Use

Vacant, Single-Family Subdivision

South

Future Land Use Classification

Suburban Tier

Current Use

Single-Family Residences, Vacant

West

Future Land Use Classification

Suburban Tier/Country Tier/Natural Tier

Current Use

Quarry/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 is proposing a plan amendment in conjunction with a zoning case to allow for a Mixed Use District at the subject property. The Suburban Tier is potentially compatible with adjacent uses, largely other single-family dwellings, but does not support the proposed Mixed Use zoning district. The existing Specialized Center land use classification suited the subject property. However, the applicant is proposing a change of use from a quarry to a mixed use development. Staff finds that the proposed change is more consistent with development to the south and east. The property has been used for quarrying operations for years however the new development proposal is more in keeping with development trends on this section of Loop 1604.

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 land use amendment would allow for development more in keeping with the surrounding land use pattern. Further, the proposed development is significantly less intense than the quarry use that has been established on the property. As such, the proposed future land use amendment is unlikely to detract from the existing character of the immediate area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the North Sector Future Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends Approval. The proposed land use change will allow for a future land use category that is more consistent with the pattern of development along the Loop 1604 North highway. Additionally, the proposed development is more suitable a neighbor than the existing quarry to the communities.

PLANNING COMMISSION RECOMMENDATION:

Approval (8-0).

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016097

Current Zoning:

- 1) "QD CD S MSAO-1 MLOD-1 AHOD ERZD" Quarry District Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Blasting and Asphaltic Concrete
- 2) "C-2 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District
- 3) "R-6 PUD MSAO-1 MLOD-1 AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District
- 4) "R-6 PUD MLOD-1 AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

Proposed Zoning:

- 1) "MXD MSAO-1 MLOD-1 AHOD ERZD" Mixed Use Camp Bullis Military Sounds Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District
- 2) "MXD MLOD-1 AHOD ERZD" Mixed Use Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District

Zoning Commission Hearing Date: Pending.