



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-6373

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 12/7/2017

**Title:** PLAN AMENDMENT CASE # 17092 (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 Lot P-4A, NCB 18338, located at 23293 IH-10 West. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017294)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2017-12-07-0974

| Date | Ver. | Action By | Action | Result |
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 8

**SUBJECT:**

Plan Amendment 17092  
(Associated Zoning Case Z2017294)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Plan Update History:** None

**Current Land Use Category:** "Rural Estate Tier"

**Proposed Land Use Category:** "Suburban Tier"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** November 7, 2017

**Case Manager:** Erica Greene

**Property Owner:** Sang Eon Ha

**Applicant:** Ryan Kim

**Representative:** John Lee

**Location:** 23293 IH-10 West

**Legal Description:** Lot P-4A, NCB 18338

**Total Acreage:** 3.242

**Notices Mailed**

**Owners of Property within 200 feet:** 3

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** IH-10 West

**Existing Character:** Major Highway

**Proposed Changes:** None

**Public Transit:** VIA bus route is not within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

**Plan Adoption Date:** August 5, 2010

**Update History:** None

**Plan Goals:** 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**

**Land Use Category:** Rural Estate Tier

**Description of Land Use Category: 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:** 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.

**Permitted Zoning Districts:** RP, RE, R-20, O-1, NC, C1, RD

**Comprehensive Land Use Categories**

**Land Use Category:** Suburban Tier

**Description of Land Use Category: 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.

**Permitted 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

**Land Use Overview**

Subject Property

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

Vacant Lot

Direction: East

**Future Land Use Classification:**

UZROW

**Current Land Use Classification:**

UZROW

Direction: South

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use Classification:**

Commercial Building

Direction: West

**Future Land Use Classification:**

Rural Estate Tier

**Current Land Use:**

Vacant Lot

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is not within a Regional Center. The subject property is located within a half mile of a Premium Transit Corridor.

## **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff and Planning Commission (9-0) recommend Approval.

### **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 North 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 and associated zoning change to allow for retail space and restaurants. The subject property is a vacant lot surrounded by other underutilized parcels. The proposed amendment to “Suburban Tier” land use will not significantly alter the land use pattern and character of the immediate area. The proposed amendment to “Suburban Tier” is an appropriate fit that supports the accommodation of growth within this area.

### **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 “Suburban Tier” land use classification supports the goals of the North Sector Plan that strives to 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. The subject property is not 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.

## **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017294**

Current Zoning: "O-1 GC-1 UC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor Scenic Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Proposed Zoning: "C-2 GC-1 UC-1 MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor Scenic Corridor Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District

Zoning Commission Hearing Date: November 7, 2017