



# City of San Antonio

## Agenda Memorandum

**File Number:**15-5533

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**Agenda Item Number:** P-2

**Agenda Date:** 12/3/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Plan Amendment 15085

(Associated Zoning Case Z2015302)

**SUMMARY:**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** August 21, 2010

**Current Land Use Category:** Specialized Center

**Proposed Land Use Category:** General Urban Center

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** October 14, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Bethel United Methodist Church (c/o Board of Trustees c/o Ronny Walker, Trustee)

**Applicant:** The NRP Group, LLC (c/o Daniel Markson)

**Representative:** Brown & Ortiz, P.C. (c/o Daniel Ortiz)

**Location:** generally located in the 400 Block of South Acme Road

**Legal Description:** 18.117 acres out of NCB 11379

**Total Acreage:** 18.117 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 37

**Registered Neighborhood Associations within 200 feet:** Community Works Council

**Planning Team:** West/Southwest Sector Planning Team - 35

**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** South Acme Road

**Existing Character:** Secondary Arterial Type B 70' - 86'

**Proposed Changes:** None.

**Thoroughfare:** Prosperity Drive

**Existing Character:** Local Street

**Proposed Changes:** None.

**Public Transit:** VIA Bus Routes 75 and 275 have stops in front of the subject property.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** West/Southwest Sector Plan

**Plan Adoption Date:** August 21, 2010

**Update History:** None

**Plan Goals:** Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

#### **Comprehensive Land Use Categories**

**Specialized Center:** Specialized Center uses include non-residential uses only. **RESIDENTIAL:** None.

**NON-RESIDENTIAL: Heavy Industrial, Business / Office Park.** Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services. **LOCATION:** Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. 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.

#### **Example Zoning Districts:**

O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

#### **Comprehensive Land Use Categories**

**General Urban Tier:** Mixed Use Center uses include both residential and non-residential uses.

**RESIDENTIAL: Medium to High Density Generally:** Small tract detached single family housing, 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**

Specialized Center

### **Current Use**

Vacant Lot

North

### **Future Land Use Classification**

Specialized Center

### **Current Use**

Vacant Lot

East

### **Future Land Use Classification**

General Urban Tier

### **Current Use**

Single Family Residences

South

### **Future Land Use Classification**

Specialized Center

### **Current Use**

Multi-Family Residences

West

### **Future Land Use Classification**

Specialized Center

### **Current Use**

Vacant Lot

## **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 designated Specialized Center and the surrounding land use designations are Specialized Center and General Urban Tier. The “General Urban Tier” designation allows for more medium and high density residential uses on the property. The applicant requests this plan amendment and associated zoning change in order to construct a multi-family development. The subject property is currently zoned “C-2” and multi-family uses are not permitted by right under this zoning district.

This amendment achieves Goal HOU-1 and Goal HOU-2 of the West/Southwest Sector Plan by providing a range of housing types to accommodate all residents within the Sector and within the same neighborhood and the development will be located near existing community facilities, schools and physical infrastructure with sufficient capacity to serve new development. The land use change emphasizes compatibility and

appropriateness between uses, and protects neighborhoods from incompatible.

The proposed land use change from “Specialized Center” to “General Urban Tier” complies with this Vision Statement. The “General Urban Tier” designation 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 subject property is currently vacant and abuts a multi-family development to the south and other residential uses to the east. “General Urban Tier” is appropriate given its proximity to the General Urban Tier to the east of the subject property and location along a secondary arterial. Changing the land use designation to “General Urban Tier” is consistent with the existing character of the immediate area. “General Urban Tier” is compatible with adjacent residential uses and is not located in the near vicinity of Lackland. Development on the subject property will not interfere, obstruct or hinder existing recreational amenities, parks, open spaces, or trails.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the West/Southwest 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:** 9-0, Approval.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION:** Z2015302

Current Zoning: “I-1 AHOD” Light Industrial Airport Hazard Overlay District and “C3NA AHOD” General Commercial Non-Alcoholic Sales Airport Hazard Overlay District

Proposed Zoning: “MF-25 AHOD” Low Density Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: October 20, 2015