



City of San Antonio

Agenda Memorandum

File Number:16-1093

Agenda Item Number: 30.

Agenda Date: 1/13/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment 16018

(Associated Zoning Case Z2016070)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Current Land Use Category: Regional Center

Proposed Land Use Category: Mixed Use Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 13, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: City of San Antonio

Applicant: Michael Wibracht (w/ 210 Development Group, LLC)

Representative: Stephen S. Lin, P.E. (Big Red Dog Engineering)

Location: Southwest Corner of Richland Hills Drive and Ingram Road

Legal Description: 5.540 acres out of NCB 15329

Total Acreage: 5.540

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Richland Hills Drive

Existing Character: Local Street

Proposed Changes: None.

Thoroughfare: Ingram Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None.

Public Transit:

There are no VIA bus routes near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Update History: None.

Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

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

Comprehensive Land Use Categories

Regional Center - RESIDENTIAL: High Density Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses.

NON-RESIDENTIAL: Regional Commercial, Office Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing.

LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Related Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Comprehensive Land Use Categories

Mixed Use Center - RESIDENTIAL: Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses.

NON-RESIDENTIAL: Community Commercial, Office, Mixed Use Generally: 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.

Related Zoning Districts: MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

Land Use Overview

Subject Property

Future Land Use Classification

Regional Center

Current Use

Vacant Lot

North

Future Land Use Classification

Regional Center,

Current Use

Post Office, Vacant Lot, PetCo Warehouse

East

Future Land Use Classification

Regional Center

Current Use

Warehouse/Office

South

Future Land Use Classification

Natural Tier, Regional Center

Current Use

Slick Ranch Creek, Vacant Lot, Hotel, Library

West

Future Land Use Classification

Regional Center

Current Use

Vacant Lot

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest 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 West/Southwest Sector Plan.

The applicant requests this plan amendment and associated zoning change in order to allow for multi-family and recreational development. The Regional Center land use designation allows multi-family zoning but does not permit zoning higher than “MF-33”. The requested “MF-40” zoning is permitted under Mixed Use Center, according to the West/Southwest Sector Plan. The requested Mixed Use Center 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 proposed amendment upholds the vision of the West/Southwest Sector Plan as it promotes and reflects a sustainable growth plan for urban and rural areas in which the diverse resources are preserved and balanced to enable prosperity for all who live here today and will live here tomorrow.

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 Lackland AFB.
- Significantly alter recreational amenities such as open space, parks, and trails.

The subject property is currently vacant. The requested land use would not significantly alter the subject or surrounding properties. The subject property is also not located within an established neighborhood, will not disrupt the existing character when developed appropriately. The requested land use classification would support the goals of the West/Southwest Sector of protecting the existing residential neighborhoods and discouraging developments of incompatible uses as well as providing a range of housing types and prices to accommodate all residents within the Sector. The subject property is not within the boundaries of the Lackland AFB Influence Area, and is not anticipated to adversely affect any recreational amenities in the area. The requested land use will allow the development of new recreational amenities.

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 requested land use change is appropriate as it will allow for less intense uses. The subject property is currently vacant and is a suitable location as it situated at the intersection of arterials and collectors that accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. The proposed amendment to the Mixed Use Center land use classification will allow for a multi-family and recreational development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016070

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Gateway Corridor Airport Hazard Overlay District

Proposed Zoning: "MF-40 AHOD" Multi-Family Airport Hazard Overlay District and "MF-40 GC-2 AHOD" Multi-Family Gateway Corridor Airport Hazard Overlay District

Zoning Commission Hearing Date: January 19, 2016