



# City of San Antonio

## Agenda Memorandum

**File Number:**16-1097

---

**Agenda Item Number:** 23.

**Agenda Date:** 1/13/2016

**In Control:** Planning Commission

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 9

**SUBJECT:**

Plan Amendment 16010

(Associated Zoning Case Z2016040)

**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:** January 13, 2016

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** S & A Management, LLC (John W. Erwin, Jr., Director)

**Applicant:** S & A Management, LLC (John W. Erwin, Jr., Director)

**Representative:** Kaufman & Killen, Inc. (Ashley Farrimond)

**Location:** 23000 Block of North U.S. Highway 281

**Legal Description:** 10.673 acres of land out of NCB 18218

**Total Acreage:** 10.673

**Notices Mailed**

**Owners of Property within 200 feet:** 31

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

**Planning Team:** North Sector - 36

**Applicable Agencies:** None

### **Transportation**

**Thoroughfare:** North U.S. Highway 281

**Existing Character:** Highway

**Proposed Changes:** None.

### **Public Transit:**

There are no VIA bus routes near the subject property.

### **ISSUE:**

#### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

**Update History:** None.

**Goal LU-1** Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

**Goal HOU-1** Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

### **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 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. 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), UD

### **Comprehensive Land Use Categories**

**General Urban Tier RESIDENTIAL:** Medium to High Density Generally: Small tract detached 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.

**Related 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**

Suburban Tier

### **Current Use**

Single-Family Residences, Commercial Uses

East

### **Future Land Use Classification**

Suburban Tier

### **Current Use**

Single-Family Residences

South

### **Future Land Use Classification**

Suburban Tier, Regional Center

### **Current Use**

Vacant Lot, Commercial Uses (Shopping Center)

West

### **Future Land Use Classification**

Suburban Tier

### **Current Use**

Vacant Lot, Vacant Commercial Building

## **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 and surrounding properties are mixed commercial and residential uses within the Suburban Tier land use classification. The applicant requests this plan amendment and associated zoning change in order to allow for multi-family development. The Suburban Tier land use designation allows multi-family uses but does not permit zoning higher than “MF-18”. The requested “MF-33” is permitted under General Urban Tier. 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 proposed amendment upholds the vision of the North Sector Plan as it is a compatible land use that recognizes and respects private property rights and integrates sustainable development patterns.

**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 general surrounding conditions include a mix of commercial and residential uses, making the subject property a buffer between the two uses and appropriate for the General Urban Tier classification. The requested land use classification would support the goals of the North Sector of protecting the existing residential neighborhoods and discouraging developments of incompatible uses and encouraging 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. 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.

#### **FISCAL IMPACT:**

None.

#### **RECOMMENDATION:**

Staff recommends Approval. The requested land use change is appropriate as the proposed multi-family development could serve as a transitional buffer between the intense commercial use along Highway 281 and the residential subdivision to the rear of the subject property. Also, the requested land use is compatible as the subject property is accessible from Highway 281 and is not far from the TPC Parkway and North U.S. Highway 281. The proposed amendment to the General Urban Tier land use classification will allow the applicant to develop multi-family residences up to 33 units per acre.

#### **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016040 ERZD**

Current Zoning: "C-2 MLOD-1 ERZD" Commercial Military Lighting Overlay Edwards Recharge Zone District and "C-3 MLOD-1 ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District

Proposed Zoning: "MF-33 MLOD-1 ERZD" Multi-Family Military Lighting Overlay Edwards Recharge Zone District

Zoning Commission Hearing Date: February 16, 2016