



City of San Antonio

Agenda Memorandum

File Number:16-3919

Agenda Item Number: 22.

Agenda Date: 7/13/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 16052

(Associated Zoning Case Z2016184)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Mixed Use Center

Proposed Land Use Category: Suburban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 13, 2016

Case Manager: Erica Greene, Planner

Property Owner: SECO Holdings, LLC

Applicant: SECO Holdings, LLC

Representative: Brown & Ortiz, P.C.

Location: 7227 Lamb Road

Legal Description: 4.15 acres out of NCB 13664

Total Acreage: 4.15 acres

Notices Mailed

Owners of Property within 200 feet: 62

Registered Neighborhood Associations within 200 feet: The Village at Rustic Oaks Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Lamb Road

Existing Character: Collector Street

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #100 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

HOU-2.4

Consider the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses.

Comprehensive Land Use Categories

Mixed Use Center: Mixed Use Center uses include both residential and non-residential uses. **RESIDENTIAL** uses are typically very High Density. Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses. **NON-RESIDENTIAL** uses include Community Commercial, Office, and 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.

Example Zoning Districts:

MF-40, MF-50, MF-65, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, and MPCD

Comprehensive Land Use Categories

Suburban Tier: **Suburban Tier:** Uses include both residential and non-residential uses. **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.

Example 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, 0-1.5, NC, C-1, C-2, C-2P RD
(Conservation Subdivision), UD

Land Use Overview

Subject Property

Future Land Use Classification

Mixed Use Center

Current Use

Single-Family Residence

North

Future Land Use Classification

Mixed Use Center

Current Use

Residential Mixed Use

East

Future Land Use Classification

Mixed Use Center

Current Use

Single Family Residences

South

Future Land Use Classification

Mixed Use Center

Current Use

Multi-Family Residences

West

Future Land Use Classification

Mixed Use Center

Current Use

Multi-Family Residences

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 a single family residence. The proposed use for the property is to allow for multi-family housing. The properties that are located around the subject property include multi-family and single family residence uses which follow the current pattern for development of that area. The amendment upholds the vision for the future of the North Sector Plan as it supports the use of High Density Residential along the periphery of concentrated employment areas to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses. The proposed amendment to Suburban Tier will provide consistency with the surrounding areas and allow the applicant to seek the appropriate multi-family zoning. The proposed amendment to Suburban 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 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 would support the goals of the North Sector of to foster a compatible land use transition between single family detached/attached residential neighborhoods and concentrated locations of non-residential uses. 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 proposed amendment to Suburban 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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016184

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 10 feet

Zoning Commission Hearing Date: July 19, 2016