



City of San Antonio

Agenda Memorandum

File Number: 17-2998

Agenda Item Number: 21.

Agenda Date: 5/10/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 17050

(Associated Zoning Case Z2017153)

SUMMARY:

Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Current Land Use Category: "Parks and Open Space" and "Low Density Residential"

Proposed Land Use Category: "Low Density Residential"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 10, 2017

Case Manager: Erica Greene, Planner

Property Owner: Land Resources Corp.

Applicant: Mosaic Land Development, LLC

Representative: Brown & Ortiz

Location: 6300 Block of East Loop 1604 North.

Legal Description: P-9A, P9-B, P-10, P-11, NCB 16552

Total Acreage: 60.62

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Randolph

Transportation

Thoroughfare: East Loop 1604 North

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: FM 1516

Existing Character: Major Arterial

Proposed Changes: None

Public Transit:

There is not a VIA bus route within walking distance of the subject property.

ISSUE:

Plan Adoption Date: February 22, 2001

Update History: March 20, 2008

Goal: The purpose is to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric. As a management tool for new growth, the overlay can protect capital projects and other public investments to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City.

Comprehensive Land Use Categories

Parks & Open Space: Parks / Open Space includes large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors, public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.

Example Zoning Districts:

None

Comprehensive Land Use Categories

Low Density Residential: Low Density Residential Development includes Single Family Residential Development on individual lots. This form of development should be located away from major arterials, and can include certain non-residential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access.

Example Zoning Districts:

R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, & RE

Land Use Overview

Subject Property

Future Land Use Classification

Parks and Open Space, Low Density Residential

Current Use

Vacant Lot

North

Future Land Use Classification

Parks & Open Space

Current Use

Vacant Lot

East

Future Land Use Classification

Parks & Open Space

Current Use

Vacant Lot

South

Future Land Use Classification

OCL

Current Use

OCL

West

Future Land Use Classification

OCL

Current Use

OCL

Proximity to Regional Center/Premium Transit Corridor

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change for development of single family homes on the subject property. The proposed amendment to Low Density Residential land use will not significantly alter the land use pattern and character of the immediate area. The Low Density Residential classification supports the IH-10 East Corridor Perimeter Plan to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the IH-10 East Corridor Perimeter 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 Low Density Residential land use will not significantly alter the land use pattern or character of the immediate area. The proposed change is compatible with the existing pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017153

Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District
Proposed Zoning: "R-5 AHOD" Residential Single- Family Airport Hazard Overlay District
Zoning Commission Hearing Date: May 16, 2017