



City of San Antonio

Agenda Memorandum

File Number:18-4616

Agenda Item Number: 9.

Agenda Date: 8/8/2018

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment 18084

(Associated Zoning Case Z2018278)

SUMMARY:

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 16, 2011

Current Land Use Category: “Regional Commercial”

Proposed Land Use Category: “High Density Residential”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 8, 2018

Case Manager: Kayla Leal

Property Owner: SLF IV - Culebra 1604 Investors JV, LP

Applicant: SLF IV - Culebra 1604 Investors JV, LP

Representative: Kaufman & Killen, Inc.

Location: Generally located in the 7300 Block of West Loop 1604 North

Legal Description: 14.133 acres out of NCB 17636

Total Acreage: 14.133

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: Loop 1604

Existing Character: Freeway

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #41339) is on Culebra Road near Loop 1604 along Bus Routes 606 and 660.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Northwest Community Plan

Plan Adoption Date: June 16, 2011

Plan Goals: Locate good examples and establish better standards for development on arterials

Comprehensive Land Use Categories

Land Use Category: “Regional Commercial”

Description of Land Use Category: Regional Commercial includes high intensity commercial land uses that draw customers from a larger region.

Regional Commercial uses are typically located at intersection nodes along expressways or major arterial roadways or adjacent to high-capacity mass transit system stations. These commercial nodes are typically 20 acres or greater in area. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaped yards between the parking lot and street, and well-designed monument signage. Examples of Regional Commercial uses include movie theaters, wholesale plant nurseries, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings, and automobile dealerships.

Permitted Zoning Districts: O-1.5, O-2, C-2, C-2P, C-3, and UD

Land Use Category: “High Density Residential”

Description of Land Use Category: High Density Residential includes low-rise to midrise apartments with more than four dwelling units per building. High density residential provides for compact development including apartments, condominiums and assisted living facilities. This form of development is typically located along or near major arterials or collectors. Certain nonresidential uses, such as schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through other, lower-density residential uses.

Permitted Zoning Districts: MF-25, MF-33, MF-40, MF-50, and UD

Land Use Overview

Subject Property

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Vacant Land

Direction: North

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Vacant Land

Direction: East

Future Land Use Classification:

High Density Residential

Current Land Use Classification:

Vacant Land

Direction: South

Future Land Use Classification:

Regional Commercial, Parks/Open Space

Current Land Use Classification:

Vacant Land, Helotes Creek

Direction: West

Future Land Use Classification:

Regional Commercial

Current Land Use:

Vacant Land

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center nor within a half-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant is requesting the Plan Amendment in order to allow the zoning request of “MF-33” Multi-Family District which would permit a maximum density of thirty-three (33) units per acre. The request is consistent with the surrounding land use designations. There is currently “High Density Residential” to the east of the property and “Regional Commercial” to the west. The requested “High Density Residential” would be appropriately utilized as a transitional buffer between lower density residential uses and nonresidential uses.

ALTERNATIVES:

1. Recommend Denial of the proposed amendment to the Northwest Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018278

Current Zoning: “C-3” General Commercial District

Proposed Zoning: “MF-33” Multi-Family District

Zoning Commission Hearing Date: August 21, 2018