



# City of San Antonio

## Agenda Memorandum

**File Number:**18-5853

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**Agenda Item Number:** 30.

**Agenda Date:** 10/24/2018

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment 18109

(Associated Zoning Case Z2018353)

**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:** October 24, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Santikos Raw Land, LLC

**Applicant:** Cardinal MF, LLC

**Representative:** Kaufman & Killen, Inc.

**Location:** Generally located in the 6800 Block of NE Loop 1604

**Legal Description:** 26.386 acres out of CB 5021

**Total Acreage:** 26.386

## **Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Fox Run Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation

## **Transportation**

**Thoroughfare:** Loop 1604

**Existing Character:** Freeway

**Proposed Changes:** None known

**Thoroughfare:** Stahl Road

**Existing Character:** Local Road

**Proposed Changes:** None known

**Public Transit:** There are no bus stops within walking distance.

## **ISSUE:**

### **Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Plan

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

#### **Plan Goals:**

LU-3.1 Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

LU-3.3 Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.

## **Comprehensive Land Use Categories**

### **Land Use Category: "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. 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.

**Permitted 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

### **Land Use Category: "General Urban Tier"**

#### **Description of Land Use Category:**

**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.

**Permitted 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 Land Use Classification:**

Vacant Lot

Direction: North

**Future Land Use Classification:**

Suburban Tier

**Current Land Use Classification:**

Vacant Land

Direction: East

**Future Land Use Classification:**

Regional Center

**Current Land Use Classification:**

Loop 1604, Rolling Oaks Mall

Direction: South

**Future Land Use Classification:**

Regional Center

**Current Land Use Classification:**

Commercial Uses

Direction: West

**Future Land Use Classification:**

Suburban Tier

**Current Land Use:**

Single-Family Residential

### **FISCAL IMPACT:**

None known

### **Proximity to Regional Center/Premium Transit Corridor**

The subject property is located within the Rolling Oaks Regional Center and is located within a half-mile of the Austin Highway Premium Transit Corridor.

### **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

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 North 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 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 Army Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The applicant is requesting the Plan Amendment in order to develop a multi-family apartment complex. The request is consistent with surrounding uses and does not pose likely adverse effects. The “General Urban Tier” land use encourages multi-family development.

**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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018353**

Current Zoning: “C-3 AHOD” General Commercial Airport Hazard Overlay District and “C-2NA AHOD” Commercial Nonalcoholic Sales Airport Hazard Overlay District

Proposed Zoning: “MF-25 AHOD” Multi-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: November 6, 2018