



City of San Antonio

Agenda Memorandum

File Number:19-5906

Agenda Item Number: 27.

Agenda Date: 8/14/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Plan Amendment Z 2019-11600034

(Associated Zoning Case Z 2019-10700125 ERZD)

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: August 14, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Rogers / Bitterblue 281, Ltd

Applicant: Jean Latsha

Representative: Brown and Ortiz, PC

Location: Generally located at southwest corner of Overlook Parkway and US Highway 281 North

Legal Description: 1.924 acres out of CB 4865 and 4926

Total Acreage: 1.924 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Camp Bullis, San Antonio Water System, Texas Department of Transportation

Transportation

Thoroughfare: Overlook Parkway

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes are within walking distance.

ISSUE:

None.

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

Goal HOU-2 High density housing is developed near post-secondary education facilities, principal and arterial transportation routes, and major employment areas.

HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways / non-residential (i.e. office, retail, commercial uses) and lower density residential housing

Comprehensive Land Use Categories

Land Use Category: “Suburban Tier”

Description of Land Use Category:

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

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

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:

Rural

Direction: North

Future Land Use Classification:

Regional Commercial

Current Land Use Classification:

Hospital use

Direction: East

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Rural, Utility

Direction: South

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Rural

Direction: West

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Rural

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Stone Oak Regional Center. The property is not located within of the 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.
- Significantly alter recreational amenities such as open space, parks, and trails.

The proposed “General Urban Tier” has immediate access to US Highway 281. Multifamily uses would be appropriate in this area, as there is multifamily nearby. The North Sector Plan calls for a “distinct urban edge”, which a denser development of multifamily would facilitate. The Plan also calls to integrate mixed use areas vertically and horizontally, which is enabled in the “General Urban Tier” land use category. Further, the site is surrounded by “General Urban Tier” land use and “MXD” Mixed Use District zoning, which could facilitate a mixed urban environment in the future.

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:

Z 2019-10700125 ERZD

Current Zoning: “C-2 MLOD-1 MLR-2 GC-3 ERZD” Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 US 281 North Gateway Corridor Edwards Recharge Zone District and “MXD MLOD-1 MLR-2 GC-3 ERZD” Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 US 281 North Gateway Corridor Edwards Recharge Zone District

Proposed Zoning: “MF-25 MLOD-1 MLR-2 GC-3 ERZD” Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 US 281 North Gateway Corridor Edwards Recharge Zone District

Zoning Commission Hearing Date: August 20th, 2019