



City of San Antonio

Agenda Memorandum

File Number:20-1823

Agenda Item Number: 15.

Agenda Date: 2/26/2020

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Plan Amendment PA 2020-11600006

(Associated Zoning Case Z-2020-11600006)

SUMMARY:

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 13, 2011

Current Land Use Category: "Regional Center"

Proposed Land Use Category: "General Urban Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 26, 2020

Case Manager: Patricia Franco, Planner

Property Owner: HEB, LP

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: Located in the 1300-1400 Block of Horal Drive

Legal Description: 14.71 acres out of NCB 17172

Total Acreage: 14.71

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Airforce Base

Transportation

Thoroughfare: Horal Drive

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes within walking distance.

Routes served: 617

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: West/Southwest Sector Plan

Plan Adoption Date: April 13, 2011

Plan Goals:

Housing Goals and Strategies

Goal HOU-1 Housing stock is diverse and densities are distributed in accordance with the adopted West/Southwest Sector Land Use Plan

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood

Goal HOU-2 New housing developments locate near existing community facilities, schools, and physical infrastructure (e.g., streets, water, sewer, etc.) with sufficient capacity to serve new developments

HOU-2.4 Promote awareness of the benefits of locating new housing near existing community facilities and physical infrastructure

Comprehensive Land Use Categories

Land Use Category: "Regional Center"

Description of Land Use Category:

Residential: High Density

Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses

Non-Residential: Regional Commercial, Office

Generally: "Big box" or "power centers", shopping malls, movie theatres, hospitals, office complexes, laboratories, wholesalers, and light manufacturing

Related Zoning Districts:

MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Location: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of development. Internal access and circulation is important. Pedestrians and bicycles should be able to travel safely within the development. Transit is encouraged.

Land Use Category: "General Urban Tier"

Description of Land Use Category:

Residential: Medium to High Density

Generally: Small tract detached single family housing, 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

Related 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

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.

Land Use Overview

Subject Property

Future Land Use Classification:

"Regional Center"

Current Land Use Classification:

Undeveloped land

Direction: North

Future Land Use Classification:

"General Urban Tier"

Current Land Use Classification:

Commercial uses

Direction: East

Future Land Use Classification:

"Proposed General Urban Tier"

Current Land Use Classification:

Commercial uses

Direction: South

Future Land Use Classification:

"Regional Center"

Current Land Use Classification:

Commercial uses

Direction: West

Future Land Use Classification:

"Suburban Tier" and "Civic Center"

Current Land Use Classification:

Residential homes and Commercial uses

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The property is located within a Premium Transit Corridor.

RECOMMENDATION:

Staff recommends Approval.

The requested Plan Amendment from “Regional Center” to “General Urban Tier” will allow the applicant to rezone to "RM-4" Residential Mixed District. Further, this will provide more consistency with the land use pattern in the area.

The Plan Amendment meets the goals of the West/Southwest Sector Plan to advance the City of San Antonio Housing Goals and Strategies by providing support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest 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 West/Southwest 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 West 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 Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

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-2020-10700025

Current Zoning: "C-2" Commercial District

Proposed Zoning: "RM-4" Residential Mixed District

Zoning Commission Hearing Date: March 3, 2020