



City of San Antonio

Agenda Memorandum

File Number:15-2511

Agenda Item Number: 17.

Agenda Date: 4/22/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Plan Amendment 15038

(Associated Zoning Case Number Z2015166)

SUMMARY:

Comprehensive Plan Component: North Sector Land Use Plan

Plan Adoption Date: August 5, 2010

Plan Update History: N/A

Current Land Use Category: General Urban Tier

Proposed Land Use Category: Mixed Use Center -and to include "C-3" Commercial District as a related zoning district for the Mixed Use land use classification.

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 22, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Galleria Ventures, LTD

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: Approximately 3.206 acres of land being P-19 ABS out of NCB 12825, located at the 14200 Block of Vance Jackson Road

Total Acreage: 3.206

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Tierra Linda

Planning Team: 39

Applicable Agencies: None

Transportation

Thoroughfare: Vance Jackson Road

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None

Public Transit: None

Thoroughfare: UTSA Boulevard

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None

Public Transit: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Land Use Plan

Plan Adoption Date: August 5, 2010

Update History: N/A

Goal LU-3, 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

General Urban Tier: Small tract detached Single-Family housing, Multi-Family including apartments, quadplexes, triplexes, duplexes, and townhomes (condominiums).

Non-residential: 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, RM4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, & UD

Comprehensive Land Use Categories

Mixed Use Center; High density detached, mid-high rise condominium buildings, apartment complexes, and row houses.

Non-residential: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses.

Permitted Zoning Districts: MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD, C-3 (Proposed)

Land Use Overview

Subject Property

Future Land Use Classification: General Urban Tier

Current Use Classification: MF-50 (vacant)

Direction: North

Future Land Use Classification: General Urban Tier

Current Use: C-3 (vacant), MF-18 MLOD (vacant), MF-50 (vacant), C-3 MLOD-1 (vacant)

Direction: East
Future Land Use Classification: General Urban Tier
Current Use: MF-50 ERZD

Direction: South
Future Land Use Classification: General Urban Tier
Current Use: MF-50 ERZD

Direction: West
Future Land Use Classification: Mixed Use Center
Current Use: C-3 (vacant), MF-33 ERZD

LAND USE ANALYSIS:

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 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.

While the North Sector Plan provides other areas with the requested land use classification, the proposed Plan Amendment to Mixed Use Center will help promote job growth in the Specialized, Regional, and Mixed Use Centers in order to achieve the City's diversified business targets through land use guidance and economic incentives. The development of the subject property with the Mixed Use Center use classification will contribute toward the North Sector Plan's vision of compatibility by not significantly altering the existing development pattern.

Currently, the North Sector Plan only allows "C-3" General Commercial District as a consistent zoning district in one (1) land use category, Regional Center. As per the text of the plan, Regional Center land uses are generally "big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. Permitted uses within the "C-3" zoning district include various uses from "big box" and "power centers" as well as smaller scale auto and service uses. The text also states that Regional Center land uses should be located at the intersection of Expressways and Major Arterials. However, other adopted plans include a land use category of Community Commercial that includes "C-3" and "C-2" uses and other light commercial and office districts as consistent zoning district. Regional Center land use as the only land use category allowing "C-3" as a consistent zoning district, and without a land use category that allows Community Commercial type land uses, prevents smaller scale "C-3" uses unless located at intersections of Expressways and Major Arterials. Additionally, the text also prevents location of smaller scale "C-3" uses at intersections of arterials or expressways and collectors. The Mixed Use land use category allows for community commercial type land uses as well as office and other mixed uses and recommends higher intensity commercial uses to be located at the intersection of arterials and collectors. Amending the "Mixed Use" land use category to include "C-3" as a consistent zoning district and amending the text to address smaller scale "C-3" uses, provides an option for applicants and developers when seeking to rezone property to "C-3", and still provide a public input process for the rezoning to determine appropriateness at certain locations.

The subject property is vacant and undeveloped. The change of land use to Mixed Use Center to include the "C-3" Commercial District as a related zoning district for the Mixed Use land use classification, provides for consistent and compatible development of vacant infill and underutilized parcels as prescribed by in the North

Sector Land Use Plan. The proposed amendment to Mixed Use Center use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

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 Plan Amendment to Mixed Use Center allows for a concentrated, well structured, and integrated blend of residential, retail, professional services, office, entertainment, and other land uses.. Therefore, the Mixed Use Center use classification will contribute toward the North Sector Plan's vision of compatibility by not significantly altering the existing development pattern. Additionally, the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to North Sector Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The development of the subject property with the Mixed Use Center use classification and text amendment including "C-3" General Commercial is consistent with the land use designation of the North Sector Plan and compatible with the existing development pattern.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015166

Current Zoning: "MF-50 MLOD" Multi-Family Military Lighting Overlay District Proposed Zoning: "C-3 MLOD" General Commercial Military Lighting Overlay District. Zoning Commission Hearing Date: May 5, 2015