



# City of San Antonio

## Agenda Memorandum

**File Number:**15-3635

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**Agenda Item Number:** 14.

**Agenda Date:** 6/24/2015

**In Control:** Planning Commission

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** District 8

**SUBJECT:**

Plan Amendment 15053

(Associated Zoning Case # Z2015204)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Land Use Plan

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

**Plan Update History:** N/A

**Current Land Use Category:** Suburban Tier

**Proposed Land Use Category:** General Urban Tier

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 24, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Fair Prospects, L.P.

**Applicant:** Brown and Ortiz, L.P.

**Representative:** Brown and Ortiz, L.P.

**Location:** 0.658 acres of land comprised of portions of Lots 9, 10, 11, and 901, Block 3, NCB 16390, located at the 7900 Block of Calle Rialto

**Total Acreage:** 0.658

**Notices Mailed**

**Owners of Property within 200 feet:** 14  
**Registered Neighborhood Associations within 200 feet:** N/A  
**Planning Team:** 39  
**Applicable Agencies:** Camp Bullis

### **Transportation**

**Thoroughfare:** Calle Rialto  
**Existing Character:** Local  
**Proposed Changes:** None  
**Public Transit:** None  
**Thoroughfare:** Interstate Highway 10  
**Existing Character:** Freeway  
**Proposed Changes:** N/A  
**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 HOU-1, HOU-1.2:** Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector.

### **Comprehensive Land Use Categories**

**Suburban Tier:** Small and large tract attached and detached Single-Family; Multi-Family housing (duplex triplex, quadplexes); townhomes, garden homes, and condominiums.

**Non-residential:** 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, )-1.5, NC, C-1, C-2, C-2P, RD, & UD

### **Comprehensive Land Use Categories**

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

**Non-residential:** 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, O-1.5, C-1, C-2, C-2P, UD

### **Land Use Overview**

Subject Property

Future Land Use Classification: Suburban Tier

Current Use: (vacant)

Direction: North and West

Future Land Use Classification: Rural Estate Tier

Current Use: (vacant)

Direction: East

Future Land Use Classification: Suburban Tier

Current Use: (mall)

Direction: South

Future Land Use Classification: Suburban Tier / Rural Estate Tier / Natural Tier

Current Use: Vacant

## **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.

The proposed Plan Amendment to General Urban Tier will encourage compatible growth patterns and transitions of higher density residential along principal arterials (Highway Interstate 10).

The subject property is vacant and undeveloped. The change of land use to General Urban Tier provides for consistent and compatible development of vacant infill and underutilized parcels as prescribed by in the North Sector Land Use Plan. The applicant is proposing to develop an apartment complex on the property. The property is part of a larger tract already zoned multi-family. Therefore, the proposed Amendment to General Urban Tier 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 General Urban Tier 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 General Urban Tier use classification is compatible with the existing development pattern.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015204**

Current Zoning: "PUD C-2 GC-1 MLOD" Plan Unit Development Commercial Corridor Military Lighting,  
Airport Hazard Overlay District

Proposed Zoning: "PUD MF-33 GC-1 MLOD" Plan Unit Development Multi-Family Corridor Military  
Lighting, Airport Hazard Overlay District

Zoning Commission Hearing Date: July 7, 2015