



City of San Antonio

Agenda Memorandum

File Number:15-5347

Agenda Item Number: 9.

Agenda Date: 10/28/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Plan Amendment 15089

(Associated Zoning Case Z2015311 ERZD)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Regional Center

Proposed Land Use Category: Mixed Use Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 28, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Santikos Legacy, Ltd.

Applicant: Embrey Partners, Ltd.

Representative: Kaufman & Killen, Inc. (Ashley Farrimond)

Location: 1900 Block of East Sonterra Boulevard

Total Acreage: 7.465

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan - 22

Applicable Agencies: None

Transportation

Thoroughfare: East Sonterra Boulevard

Existing Character: Secondary Arterial Type A; two lanes in each direction; center turn lane.

Proposed Changes: None

Public Transit: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

Goal ED-1.1 Continue to locate higher density residential and compatible employment uses near the intersections of: IH-10/Loop 410, US 281/Loop 1604, IH-10/Loop 1604, and IH-35/Loop 410.

Goal 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

Regional Center:

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 theaters, 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

Comprehensive Land Use Categories

Mixed Use Center:

Residential: Very High Density

Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses.

Non-Residential: Community Commercial; Office, Mixed Use

Generally: Detached or attached walkable retail service such as convenience stores, live/work, units, cafes, pantry stores, hotels, and other businesses wholesaling, warehouses, office parks, laboratories, and regional retail/services.

Related Zoning Districts: MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

Land Use Overview

Subject Property

Future Land Use Classification

Regional Center

Current Use

Vacant

North

Future Land Use Classification

Regional Center

Current Use

Hotel, Vacant Land

East

Future Land Use Classification

Regional Center

Current Use

Vacant Commercial

South

Future Land Use Classification

Regional Center, Freeway

Current Use

Vacant Land, Movie Theater, Loop 1604

West

Future Land Use Classification

Regional Center, Highway

Current Use

Fitness Center, Retail Shopping Center, Highway 281

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 North Sector Plan.

The applicant requests this plan amendment and associated zoning change in order to rezone to "MF-50" Multi-Family Residential District. The subject property is currently vacant. The requested Mixed Use classification supports the North Sector Plan objectives of locating high density residential developments near the intersections of Highway 281 and Loop 1604. In addition, a high density residential development will serve as a buffer between the highway and the lower density residential developments to the north and east.

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 Plan Amendment will ensure compatibility of surrounding lands and future development. The Mixed Use Center designation is appropriate for the proposed development on the subject property.

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.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends Approval. The requested Mixed Use classification supports the North Sector Plan objectives of locating high density residential developments near the intersections of Highway 281 and Loop 1604. In addition, a high density residential development will serve as a buffer between the highway and the lower density residential developments to the north and east.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015311 ERZD

Current Zoning: "C-3 S MLOD-1 ERZD" General Commercial Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic, Automobile Parts Sales Facility, Building Specialties, Retail Facility, Paint and Wallpaper Store with retail and wholesale sales, Print Shop, and Blueprinting Photostatting Facility

Proposed Zoning: "MF-50 MLOD-1 ERZD" Multi-Family Military Lighting Overlay Edwards Recharge Zone District

Zoning Commission Hearing Date: To be determined at a later date.