



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-1493

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 8/7/2014

**Title:** PLAN AMENDMENT #14049 (District 3): An Ordinance amending the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 11.132 acres of land out of NCB 7456 located at 2327 and 2343 Roosevelt Avenue from Low Density Residential to Medium Density Residential and to include "MHP" Manufacturing Housing Park District as a related zoning district for the Medium Density Residential land use classification. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014136) (Continued from June 19, 2014)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Signed PC Resolution, 3. 14-1290 PA 14049 DRAFT ORDINANCE, 4. Ordinance 2014-08-07-0553

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 3

**SUBJECT:**

Plan Amendment 14049

**SUMMARY:**

An Ordinance amending the future land use plan contained in the **South Central San Antonio Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 11.132 acres of land out of NCB 7456 located at 2327 and 2343 Roosevelt Avenue from **Low Density Residential** to **Medium Density Residential** and to include "**MHP**" **Manufacturing Housing Park District** as a related zoning district for the **Medium Density Residential** land use classification.

The Department and Planning Commission recommend approval. The proposed amendment to Medium Density Residential and the addition of "MHP" Manufacturing Housing Park District as a related zoning district will provide the consistency with the existing use and allow the applicant to seek the appropriate zoning classification from the current "R-6" Residential Single Family District.

**BACKGROUND INFORMATION:**

**Applicant:** Kathleen Seymour

**Owner:** Kathleen and Charles Seymour

**Property Location:** 2327 and 2343 Roosevelt Avenue

**Acreage:** 11.132

**Current Land Use of site:** Mobile Home Park

**Adjacent Land Uses:**

**N:** Designated Low Density Residential; occupied by Non-Profit Organization

**E:** Designated Business Park; occupied by Industrial Uses

**S:** Designated Low Density Residential; occupied by Single-Family Homes and San Antonio River

**W:** Designated Low Density Residential; occupied by Single-Family Homes and Golf Course

**ISSUE:**

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

**Comprehensive Plan Analysis:**

**Comprehensive Plan Component:** South Central San Antonio Community Plan

**Plan Adoption Date:** August 19, 1999

**Update History:** November 10, 2005 and December 6, 2007

**Plan Goals:**

**Pg. 9 Neighborhood Development**

**Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.**

**Create a healthy environment for families and businesses**

**Goal 1 Objective 1.0: Improve the quality of commercial corridors including South Flores Street, South Presa Street and Roosevelt Avenue.**

**LAND USE ANALYSIS:**

The subject property is located the west side of Roosevelt Avenue between Riverside Road and McDonald Street, within the South Central San Antonio Community Plan. The subject property consists of a mobile home park. The applicant requests this plan amendment and associated zoning change in order to bring the subject property into compliance with applicable with zoning regulations.

According to City of San Antonio records the subject property has operated as a mobile home park since at least 1983 and the applicant has continually applied, as required, and been approved to operate under a non-conforming status. However, the subject property is zoned “R-6” Residential Single Family District and multi-family uses of this intensity are not allowed by right under this land use classification and zoning designation.

The associated zoning district required to bring the subject property into conformance requires a higher intensity land use classification and thus the need to request a change in the land use plan. The proposed amendment to Medium Density Residential and the addition of “MHP” Manufacturing Housing Park District as a related zoning district will provide the consistency with the existing use and allow the applicant to seek the appropriate zoning classification from the current “R-6” Residential Single Family District. The Medium Density Residential land use classification supports the goals of the South Central San Antonio Community Plan of preserving the housing and character of the South Central San Antonio neighborhoods and promoting economic growth in the areas along its corridors. The proposed change will have minimal impact on adjacent properties.

**TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

The City’s Major Thoroughfare Plan identified Southcross Boulevard as a Secondary Arterial Type A and Roosevelt Avenue as a Primary Arterial Type B, Riverside Road, H.F. McCarty and McDonald as local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and

residential areas. There is a VIA bus stop on the side of subject property on Roosevelt Avenue. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

**COMMUNITY FACILITIES ANALYSIS:**

Riverside Golf Course is within walking distance. Seton Home, St. Peter and St. Joseph Children's Home, and Mission Concepcion are in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

**ALTERNATIVES:**

No action will maintain the current future land use classification of Low Density Residential.

**FISCAL IMPACT:**

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

**DEPARTMENT RECOMMENDATION:**

Approval. The proposed amendment to Medium Density Residential and the addition of "MHP" Manufacturing Housing Park District as a related zoning district will provide the consistency with the existing use and allow the applicant to seek the appropriate zoning classification from the current "R-6" Residential Single Family District. The Medium Density Residential land use classification supports the goals of the South Central San Antonio Community Plan of preserving the housing and character of the South Central San Antonio neighborhoods and promoting economic growth in the areas along its corridors. The proposed change will have minimal impact on adjacent properties.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting & Public Hearing Date: May 28, 2014

Planning Commission Recommendation: Approval

Signed Resolution Attached

Newspaper Publication Date of Public Hearing: May 5, 2014

No. of notices mailed 10 days prior to Public Hearing: 19 to owners of property within 200 feet; 16 to planning team members, and 1 to applicant. There is no registered neighborhood association within 200 feet of subject property.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014136**

Current zoning: "R-6 H RIO-5 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District

Proposed zoning: "MHP H RIO-5 AHOD" Manufactured Housing Park Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and "MHP H RIO-5 MC-1 AHOD" Manufactured Housing Park Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District

Zoning Commission Public Hearing Date: June 3, 2014

Zoning Commission Recommendation: Approval