



City of San Antonio

Legislation Details (With Text)

File #: 14-1421

Type: Plan Amendment

In control: City Council A Session

On agenda: 6/19/2014

Title: PLAN AMENDMENT #14021 (District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 20.552 acres of land out of NCB 18333, located on the south side of Heuermann Road between Milsa Drive and IH-10 West from Rural Estate Tier to General Urban Tier. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014057) (Continued from June 5, 2014)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA 14021, 2. PC Resolution, 3. Ordinance 2014-06-19-0498

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Plan Amendment 14021

SUMMARY:

An Ordinance amending the future land use plan contained in the **North Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 20.552 acres of land out of NCB 18333, located on the south side of Heuermann Road between Milsa Drive and IH-10 West from **Rural Estate Tier** to **General Urban Tier**.

The Department and Planning Commission recommend approval. The subject property’s current zoning and it’s location in close proximity to IH-10 West and the general surrounding conditions, which include moderately high density multi-family residential uses, and a mix of community-scale commercial uses, make it appropriate for the General Urban Tier classification.

BACKGROUND INFORMATION:

Applicant: Brown & Ortiz, P. C.

Owner: Brass Heuermann 10 LP

Property Location: Approximately 20.552 acres of land out of NCB 18333, located on the south side of Heuermann Road between Milsa Drive and IH-10 West

Acreage: 20.552

Current Land Use of site: Vacant land

Adjacent Land Uses:

N: Designated Suburban Tier and General Urban Tier; occupied by Vacant land and Single-family home

E: Designated Rural Estate Tier; occupied by Commercial uses and Vacant land

S: Designated General Urban Tier and Rural Estate Tier; occupied by Multi-family homes and Vacant land

W: Designated Rural Estate Tier; occupied by Vacant land

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: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

Plan Goals:

Strategy 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.

LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

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 proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The entire IH-10 corridor north of Loop 1604 has experienced strong and rapid growth. This area of IH-10 is being rapidly developed for commercial, mixed use and higher density residential uses. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The subject property is classified as Rural Estate Tier. A good portion of the area to the west and east is also classified as Rural Estate Tier. The area to the north is classified as Suburban and General Urban Tier and the area to the south is also General Urban Tier. Although the subject property is classified as Rural Estate Tier the existing zoning on the subject property and the area to the east allows uses that are consistent with General Urban Tier. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing zoning classification and the existing General Urban Tier uses to the north and south would allow for development that is compatible with the proposed General Urban Tier.

The development of the subject property as General Urban Tier would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this plan amendment request is to accommodate for a moderately higher density assisted/independent living facility that is compatible with the already-existing intense residential areas to the north and south and commercial uses to the east of the subject property.

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 proposed amendment would provide additional housing and employment opportunities for individuals

living in the immediate area or in close proximity to the IH-10 corridor. The area surrounding the subject property is transitioning away from previous rural uses to more intense urban development because of its location between low density residential development, public parkland and industrial uses to the west and the Interstate corridor to the east. The General Urban Tier is appropriate for this corridor.

The amendment must uphold the vision for the future of the North Sector Plan.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The General Urban Tier land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. The subject property's current zoning and its location in close proximity to IH-10 West and the general surrounding conditions, which include moderately high density multi-family residential uses, and a mix of community-scale commercial uses, make it appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area.

Due to its close proximity to Camp Bullis, the subject property is within the Military Sound Attenuation Overlay (MSAO) and the Military Lighting Overlay (MLOD) Districts. The overlay districts impose development standards meant to protect the area's natural resources, the Military's training mission, and to ensure development consistent with the character of the surrounding area. A significant portion of the property is also located within the "GC-1" Hill Country Gateway Corridor District and will be subject to the applicable design, landscaping and signage requirements of the district. Adherence will be evaluated as this project moves through the development process.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identified Milsa Drive as a Secondary Arterial Type A, and IH-10 as a Freeway. Oak Drive and Heuermann Road are local streets. The neighboring area does not have sidewalks or mass transit service. The requested land use change could generate more traffic and impact the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

COMMUNITY FACILITIES ANALYSIS:

Friedrich Wilderness Park, Woodland Hills Park and Bonnie Ellison Elementary School, currently under construction, are within walking distance of the subject property. Leon Springs Elementary School, Raymond Russell Park and City of San Antonio Fire Station are within close proximity. The requested land use change could create an additional demand for community facilities.

ALTERNATIVES:

No action will maintain the current future land use classification of Rural Estate Tier.

FISCAL IMPACT:

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

DEPARTMENT RECOMMENDATION:

The subject property is located in an area that has experienced extensive development. The subject property's current zoning and its location in close proximity to IH-10 West and the general surrounding conditions, which include moderately high density multi-family residential uses, and a mix of community-scale commercial uses, make it appropriate for the General Urban Tier classification. The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area. The General Urban Tier land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: January 22, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: January 6, 2014

No. of notices mailed 10 days prior to Public Hearing: 14 to owners of property within 200 feet; 38 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Friends of Friedrich Wilderness Park Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014057

Current zoning: "C-2 UC-1 GC-1 MSAO-1 MLOD-1", "C-2 GC-1 MSAO-1 MLOD-1" and "C-2 MSAO-1 MLOD-1"

Proposed zoning: "MF-25 UC-1 GC-1 MSAO-1 MLOD-1", "MF-25 GC-1 MSAO-1 MLOD-1" and "MF-25 MSAO-1 MLOD-1"

Zoning Commission Public Hearing Date: February 4, 2014

Approval.