



City of San Antonio

Legislation Details (With Text)

File #: 14-733

Type: Plan Amendment

In control: City Council A Session

On agenda: 5/1/2014

Title: PLAN AMENDMENT #14028 (District 10): An Ordinance amending the future land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.3124 acres of land out of Lot 5, NCB 11898, located at 1779 Nacogdoches Road from Neighborhood Commercial land use to High Density Residential land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014107)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. PC Resolution, 3. Draft Ordinance, 4. Ordinance 2014-05-01-0308

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:
Plan Amendment 14028

SUMMARY:

An Ordinance amending the future land use plan contained in the **Northeast Inner Loop Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 1.3124 acres of land out of Lot 5, NCB 11898, located at 1779 Nacogdoches Road from **Neighborhood Commercial** land use to **High Density Residential** land use.

The Department and Planning Commission recommend approval. The proposed amendment to High Density Residential will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification from the current “O-2” Office District.

BACKGROUND INFORMATION:

Applicant: Langley & Banack, Inc.

Owner: Linden Tara, LLC

Property Location: 1779 Nacogdoches Road

Acreage: 1.3124

Current Land Use of site: Apartment Complex

Adjacent Land Uses:

N: Designated Neighborhood Commercial; occupied by Commercial uses and Single-Family homes

E: Designated Neighborhood Commercial; occupied by Commercial uses and Single-Family homes

S: Designated Low Density Residential; occupied by Single-Family homes

W: Designated Low Density Residential; occupied by Single-Family homes

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: Northeast Inner Loop Neighborhood Plan

Plan Adoption Date: March 22, 2001

Update History: None

Plan Goals:

Goal 1: Enhance and preserve the housing and distinctive character of the Northeast Inner Loop neighborhoods

Objective 1.1: Maintain the distinctive character of the neighborhoods' housing. Build upon the diversity of old and new existing housing that includes single family as well as multi-family (condos, town homes, duplexes and small apartments).

LAND USE ANALYSIS:

The subject property is located on the west side of Nacogdoches Road between North New Braunfels Avenue and Woodhaven Street, within the Northeast Inner Loop Neighborhood Plan. The subject property consists of an existing apartment complex and has commercial uses and single-family homes to the north and east and single-family homes to the south and west. The Northeast Inner Loop Neighborhood Plan classifies the area to the north and east as Neighborhood Commercial and Low Density Residential, and the area to the south and west as Low Density Residential. The applicant requests to change the future land use from Neighborhood Commercial to High Density Residential.

The applicant requests this plan amendment and associated zoning change in order bring this existing apartment complex into conformance with applicable zoning regulations. According to Bexar County tax records the apartment was constructed in 1970 and has continually operated as a multi-family residential complex. However, the subject property is currently zoned "O-2" Office District and multi-family uses of this intensity are not allowed by right under this zoning designation.

The Neighborhood Commercial land use classification allows low intense commercial uses by right; however, the associated zoning district required to bring 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 High Density Residential will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification from the current "O-2" Office District. The High Density Residential land use classification supports the goals of the Northeast Inner Loop Neighborhood Plan of preserving the housing and distinctive character of the Northeast Inner Loop neighborhoods. The proposed change will have minimal impact on adjacent properties.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identified Nacogdoches Road and New Braunfels Avenue as Secondary Arterial Type B. Terra Alta Street is a collector and Woodhaven Street as a local street. The neighboring area

includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop at the corner of New Braunfels Avenue and Nacogdoches Road. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

COMMUNITY FACILITIES ANALYSIS:

Alamo Heights Middle School, Howard Early Childhood Center and Woodridge Elementary School 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 Neighborhood Commercial.

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 proposed amendment to High Density Residential will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification from the current "O-2" Office District. The High Density Residential land use classification supports the goals of the Northeast Inner Loop Neighborhood Plan of preserving the housing and distinctive character of the Northeast Inner Loop neighborhoods. The proposed change will have minimal impact on adjacent properties.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: March 12, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: February 21, 2014

No. of notices mailed 10 days prior to Public Hearing: 24 to owners of property within 200 feet; 34 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Oak Park- Northwood Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014107

Current zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Proposed zoning: : "MF-50 AHOD" Multi-Family Airport Hazard Overlay District

Zoning Commission Public Hearing Date: March 18, 2014

Approval.