



City of San Antonio

Agenda Memorandum

File Number:13-669

Agenda Item Number: P-1.

Agenda Date: 11/7/2013

In Control: City Council A Session

DEPARTMENT: Planning and Community Development

DEPARTMENT HEAD: John Dugan

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 13046

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 approximately 2.308 acres of land located at the southwest corner of Harry Wurzbach Road and Urban Crest Drive from **High Density Residential** to **Medium Density Mixed Use**. Staff and Planning Commission recommend approval.

BACKGROUND INFORMATION:

Applicant: Brown and Ortiz, PC

Owner: Village at Oakwell Farms, Ltd.

Property Location: Southwest corner of Harry Wurzbach Drive and Urban Crest Road

Acreage: 2.308

Current Land Use of site: Vacant High Density Residential

Adjacent Land Uses:

N: designated Public Institutional; occupied by a church

E: designated Neighborhood Commercial; currently vacant

S: designated High Density Residential; currently vacant

W: designated Low Density Residential; occupied by single family residential

ISSUE:

The proposed zoning is not consistent with the neighborhood plan, and requires that the applicant file a plan amendment.

Comprehensive Plan Analysis

Comprehensive Plan Component: Northeast Inner Loop Neighborhood Plan

Plan Adoption Date: August 15, 2002

Update History: August 7, 2008

The subject property is located on the eastern periphery of the Northeast Inner Loop Neighborhood Plan which is predominantly single-family residential in character with a number of community facilities in the vicinity of the subject property. Additionally, the subject property is located immediately south of a non-residential use. Together, these factors would serve to minimize potential negative impacts to the established residential fabric in the northeastern portion of the planning area. This is supported by **Objective 1.1: Housing Character and Development: 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, townhomes, duplexes, and small apartments).** Furthermore, the subject property is approximately 0.6 miles from an established commercial node located at the intersection of Harry Wurzbach Drive, Eisenhower Road, and Austin Highway. The proposed amendment could serve to provide housing for the commercial enterprises in operation at this node as well as throughout the larger planning area. This is supported by **Action Step 1.1.2.** which calls for compatible infill development to support commercial development along Austin Highway.

Land Use: The proposed land use amendment would facilitate multi-family residential construction that would serve to help diversify the housing stock in the Northeast Inner Loop planning area. The subject property's location on the eastern perimeter of the planning area would help preserve the residential character of the area by focusing multifamily residential uses outside the residential core of the planning area. Harry Wurzbach serves as the boundary between the Northeast Inner Loop Neighborhood Plan and the San Antonio International Airport Vicinity Land Use Plan. The proposed amendment is compatible with the neighborhood commercial, multi-family residential, and recreational uses in adjacent areas within in the San Antonio International Airport Vicinity Land Use Plan. Furthermore, the Northeast Inner Loop Neighborhood Plan calls for the commercial revitalization of Austin Highway. The subject property, which is approximately 0.5 miles from a significant commercial node centered on Harry Wurzbach Drive, Eisenhower Road, and Austin Highway, could provide easily accessible housing supportive of commercial uses in the planning area as well as those located on Austin Highway.

Transportation: Harry Wurzbach Road is classified as a Secondary Arterial Type A. The subject property will be accessed via Urban Crest Drive which is a local street. The subject property is a component of a larger multi-family development of sufficient size to allow mitigation of potential traffic impacts through proper site planning and driveway siting.

Community Facilities: Saint Pius X Church and School is immediately north of the subject property. The subject property is approximately 550 feet east of Northwood Presbyterian Church and approximately 1,000 east of Northwood Elementary School. No negative impacts are anticipated

ALTERNATIVES:

No action will maintain the current land use designation of High Density Residential.

FISCAL IMPACT:

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

RECOMMENDATION:

DEPARTMENT RECOMMENDATION:

Approval. The requested plan amendment, and its location on the periphery of the planning area would help preserve the predominantly single-family residential character of development in the vicinity of the subject property, which is supported by Objective 1.1. Additionally, the plan calls for the commercial development of Austin Highway and compatible infill development throughout the planning area. The subject property and its relative proximity to an established commercial node would help support this economic development goal through the provision of compatible infill workforce housing for commercial enterprises along Austin Highway and the larger planning area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 11, 2013

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: 8/23/2013

No. Notices mailed 10 days prior to Public Hearing: 14 to owners of property within 200 feet; 34 to planning team members; 1 to applicant/ representative/ property owner; 1 to neighborhood associations Registered Neighborhood Association(s) Notified: Oak Park Northwood Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2013171

Current zoning district: O-2 AHOD MC-3

Proposed zoning district: IDZ AHOD MC-3

Zoning Commission Public Hearing Date: September 17, 2013

Approval.