



City of San Antonio

Agenda Memorandum

File Number:13-998

Agenda Item Number: P-5.

Agenda Date: 12/5/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Plan Amendment 13054

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 a 12.203 acre tract of land located at 6970 and 7080 Oak Drive and 6975 Huermann Road from **Suburban Tier** to **General Urban Tier**.

The Department recommends approval. The Planning Commission recommends approval.

The change to General Urban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier.

BACKGROUND INFORMATION:

Applicant: Brown & Ortiz, P.C.

Owner: David Romo, George Covert (Guardian and Trustee for Dan Covert) and Vera and Carlo Salvatore

Property Location: 6970 and 7080 Oak Drive and 6975 Huermann Road

Acreage: 12.203

Current Land Use of site: Single-family home and vacant land

Adjacent Land Uses:

N: Designated Suburban Tier; occupied by Single-family residences and Auto dealership

E: Designated Suburban Tier; occupied by Commercial uses and Undeveloped land

S: Designated Rural Estate Tier; occupied by Undeveloped land, Single-family residences and Commercial uses

W: Designated Suburban Tier; occupied by Elementary school, Undeveloped land and Industrial use

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.

The proposed amendment would provide additional housing opportunities for individuals wishing to live in close proximity to the IH-10 corridor. The development of the subject property at the 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 multi-family residential use that is compatible with adjacent uses.

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

The subject property's close proximity to Friedrich Wilderness Park and Camp Bullis should prevent development posing any negative effects to these facilities and will thus serve to preserve the natural resources found within the planning area. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area, and the General Urban Tier land use classification provides opportunity for future commercial development that would be consistent with existing surrounding uses.

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.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location in a compact area bound by an arterial thoroughfare (Milsa Drive) to the west and an expressway (IH-10) to the east, makes the area appropriate for more intense residential and commercial development. 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 development of the subject property at the 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 multi-family residential use that is compatible with the already-existing surrounding area.

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 plan amendment is compatible with adjacent commercial and residential development. The proposed amendment would provide additional housing opportunities for individuals wishing to live 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 and public parkland 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 North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's location, in close proximity to Friedrich Wilderness Park and Camp Bullis, imposes development standards meant to protect the area's natural resources and the Military's training mission. These standards and requirements will be reviewed at the platting, plan review, and building permit stages of the project. The proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and the General Urban Tier land use classification, provide opportunity for future commercial development that would be compatible with adjacent uses.

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 applicant requests this plan amendment and associated zoning change in order to allow the development of the property as an apartment complex. The subject property is located in an area that has experienced extensive development. Its location and the general surrounding conditions, which include large tract single-family homes, a mix of community-scale commercial uses as well as light industrial areas, and its close proximity to IH-10, 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 as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier. 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.

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. 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 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 Suburban 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:

Approval. The subject property's location and surrounding conditions are 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 as the existing Suburban Tier classification allows for development that is compatible with the proposed General Urban Tier. The General Urban Tier land use classification would support the goals of the North Sector of protecting natural resources, existing residential neighborhoods, 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: October 23, 2013

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: October 4, 2013

No. of notices mailed 10 days prior to Public Hearing: 17 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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2013218

Current zoning: "R-20", "R-6", with the following overlay districts: "MSAO-1", "MLOD-1", "GC-1" and "UC-1"

Proposed zoning: "MF-25" with all overlay districts remaining unchanged

Zoning Commission Public Hearing Date: November 5, 2013

Approval.