



City of San Antonio

Agenda Memorandum

File Number: 13-1014

Agenda Item Number: P-4.

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 13053

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 6.75 acre tract of land located at 4949 Hamilton Wolfe Road from Regional Center to Mixed Use Center.

The Department recommends approval. The Planning Commission recommends approval.

BACKGROUND INFORMATION:

Applicant: Kaufman and Killen, Inc

Owner: BBG Lands, LP

Property Location: 4949 Hamilton Wolfe Road

Acreage: 6.75

Current Land Use of site: Vacant Commercial

Adjacent Land Uses:

N: Designated Natural Tier; unoccupied (Huebner Creek Tributary)

E: Designated Regional Center; currently vacant and highway right-of-way

S: Designated Regional Center; unoccupied

W: Designated Regional Center; unoccupied

ISSUE:

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

Comprehensive Plan Analysis:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

Plan Goals:

The subject property is located in the vicinity of the Medical Center which, due to the urban characteristics of development in the area, was identified as an appropriate location for high density residential development in the North Sector planning area. **This is supported by Goal HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.**

Furthermore, the residential uses accommodated by the proposed land use classification would serve as a transitional use buffering the detached residences to the north and northeast of the subject property from negative impacts that could be posed by adjacent commercial development. Also, the proposed land use classification accommodates higher density residential development options that are compatible with the existing development fabric on adjacent properties. This is consistent with **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.** This is further supported by **Strategy HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways/non-residential (i.e. office, retail, commercial uses) and lower density residential housing.**

The proposed Mixed Use Center land use category also accommodates a broad array of commercial and office uses which would complement the established medical and research activities concentrated in the vicinity of the subject property. The complimentary nature of the commercial uses accommodated by the proposed land use classification, as well as the subject property's location within Loop 1604, are supported by **Strategy ED-2.1 Promote development activity inside Loop 1604 that is adjacent and proximate to existing medical and research employers in the western portion of North Sector for expansion as per the Sector Land Use Plan.**

LAND USE ANALYSIS:

According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

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 an area with an established urban development pattern, as well as its location near a major employment center classifies it as an appropriate location for a Mixed Use Center. Additionally, the subject property's location in the vicinity of other high density residential developments, as well as its location in an urban portion of the planning area would help concentrate development in areas that are less environmentally sensitive as well as providing development opportunities that would be complimentary to other established uses in the 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. This adjacency, with proper site planning, could serve to provide more efficient provision of utilities and other public services to the subject property. Additionally, the subject property is located in a portion of the planning area with an urban fabric which will help focus development away from environmentally sensitive parts of the planning area.

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

The vision of the North Sector Plan is to preserve natural resources in the planning area, enhance the diversity of the housing stock in the planning area, and develop a compatible land use fabric that preserves military readiness, contributes jobs to the economy, and integrates sustainable development patterns. The proposed amendment will contribute to the diversity of housing stock in the planning area by introducing higher density housing options in close proximity to large employment centers and with significant existing transportation infrastructure. With the subject property’s proximity to the Medical Center, the residential component of the requested classification will provide workforce housing to serve businesses in the area.

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 subject property is located in a portion of the planning area with an established mix of multi-family, commercial, and office development. The proposed land use classification is compatible due to the subject property’s adjacency to the Medical Center as well as its proximity to multi-family and commercial development to the east. The proposed amendment will not adversely affect the existing character of the immediate area or recreational amenities in the vicinity of the subject property. Additionally, the subject property is approximately 7.5 miles from Camp Bullis and is not anticipated to pose negative impacts on military operations.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The subject property will be accessed via Hamilton Wolfe, which is classified as a local street. Although classified as a local street, it functions as a higher order roadway with two lanes of travel divided by a turn lane which should mitigate potential negative impacts posed by development on the subject property. While the subject property is immediately south of an established residential subdivision no negative traffic impacts are anticipated due to separation provided by the drainage channel immediately north of the subject property and the configuration of the transportation infrastructure in the area. No VIA stops are located in the vicinity of the subject property.

COMMUNITY FACILITIES ANALYSIS:

The subject property is approximately 0.33 miles northwest of The Winston School, Health Careers High School, Northside Children’s Center, and the Holmgreen Center. The subject property is also approximately 0.19 miles south of Healthsouth Rehabilitation Institute. No negative impact on community facilities is anticipated.

ALTERNATIVES:

No action will maintain the current land use designation of Regional Center.

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 department recommends approval. The proposed Mixed Use Center classification is compatible with the residential and commercial development patterns in the vicinity of the subject property and accommodates an array of uses that are supportive of the uses that predominate in the Medical Center area and the planning area

at large.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: October 23, 2013

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: October 14, 2013

No. Notices mailed 10 days prior to Public Hearing: 36 to owners of property within 200 feet; 42 to planning team members; 1 to applicant/ representative/ property owner. Registered Neighborhood Association(s)

Notified: No registered neighborhood association within 200 feet of the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014007

Current zoning district: MF-33

Proposed zoning district: MF-40

Zoning Commission Public Hearing Date: November 5, 2013

Approval.