



City of San Antonio

Agenda Memorandum

File Number: 13-1029

Agenda Item Number: P-4.

Agenda Date: 11/21/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 8

SUBJECT:

Plan Amendment 14001

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 2.19 acres of land located on Texas Elm west of the intersection of Huebner Road and Lockhill-Selma Road from **Suburban Tier** to **General Urban Tier**.

Staff recommends approval. Planning Commission recommendation pending the November 13, 2013 public hearing.

BACKGROUND INFORMATION:

Applicant: City of San Antonio, Development Services Department

Owner: Lodge at Shavano Land Partners

Property Location: On Texas Elm, west of the intersection of Huebner Road and Lockhill-Selma Road

Acreage: 2.19

Current Land Use of site: Apartments

Adjacent Land Uses:

N: designated Suburban Tier; occupied by townhomes, single-family residences and apartments

E: designated Suburban Tier; occupied by a post office, wireless communication tower, salon and a bank

S: designated Suburban Tier; occupied by single-family residences

W: designated Suburban Tier; occupied by single-family residences

ISSUE:

The proposed zoning is not consistent with the sector 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:

Goal HOU-1: Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.

Strategy HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan.

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.

Goal HOU-2 High density housing is developed near post secondary education facilities, principal and arterial transportation routes, and major employment areas.

The proposed amendment would bring existing development into compliance with the City's land use, zoning, and development regulations, while meeting the Housing goals and strategies of the North Sector Plan. The existing multi-family development was constructed in 2010 as an expansion of the Lodge at Shavano Park apartment complex. The development is located at the intersection of Huebner Road and Lockhill-Selma Road, two arterial thoroughfares; in a small node that includes office and service uses as well as post office. The subject property and existing development node provide a suitable transition between the arterial roadways and the single-family residential subdivision located south and west of Texas Elm.

LAND USE ANALYSIS: This plan amendment request and the related rezoning case have been initiated by the City of San Antonio Development Services Department to correct a long-standing zoning map error, and a subsequent building-permit error. There is no new construction and no change of use proposed for the property. The plan amendment and rezoning are meant to bring the existing apartment use into full compliance with the City's zoning regulations.

The zoning map error dates back to 1993 and was compounded through multiple adjacent rezoning cases, as well as by the City's transition from hard-copy zoning maps to digital mapping. In 2010, the City's Development Services Department (DSD) reviewed construction plans and issued building permits for the apartments on the subject property. At the time, the zoning map showed that the property was zoned in a way that allowed multi-family residences at a maximum of 33 units per acre. The property was developed with approximately 24 dwelling units per acre. In the summer of 2013, the property owner requested a Zoning Verification Letter from the Development Services Department. For all zoning verification letters, zoning staff conducts research on the full zoning history of a property by reviewing old zoning maps and finding all applicable zoning ordinances. In completing the research for the subject property, staff discovered the zoning map error and that the property's actual zoning does not and did not ever allow multi-family residential uses. At this time, the City seeks a plan amendment and rezoning of the property, on behalf of the property owner.

Due to its close proximity to Camp Bullis, the subject property is located within the "MLOD-1" Camp Bullis Military Lighting Overlay District. The property is also located within the "ERZD" Edwards Recharge Zone District. Both overlay districts were in effect when the subject property was developed, and the project was reviewed for compliance with both.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS: The City's Major Thoroughfare Plan identifies Huebner Road as a Primary Arterial Type A, and Lockhill-Selma Road as a Secondary Arterial Type A. Texas Elm is a local street. The surrounding area includes sidewalks and access to public transit along Lockhill-Selma Road. The subject property is fully developed, is part of a larger multi-family development, and is located near a major intersection that is fully developed. The requested land use is meant to bring the existing development

into compliance; no new development is proposed.

COMMUNITY FACILITIES ANALYSIS: There are no community facilities within the immediate vicinity of the subject property.

ALTERNATIVES:

No action will maintain the current land use designation of Suburban Tier, the proposed rezoning will not be permitted, and the existing use will remain out of compliance with the City’s land use and zoning regulations.

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’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: November 13, 2013

Recommendation pending the Planning Commission public hearing.

Newspaper Publication Date of Public Hearing: October 25, 2013

Number of Notices mailed 10 days prior to Public Hearing:

19 to owners of property within 200 feet

38 to planning team members

0 to applicant/representative (City of San Antonio Development Services Department

1 to the property owner

1 to Registered Neighborhood Association: Shavano Forest Owners Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014009 ERZD

Current zoning district: “C-3R ERZD MLOD-1” General Commercial Restrictive Alcohol Sales Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

Proposed zoning district: “MF-25 ERZD MLOD-1” Low Density Multi-Family Edwards Recharge Zone Camp Bullis Military Lighting Overlay District

Zoning Commission Public Hearing Date: November 19, 2013

Recommendation pending the Zoning Commission public hearing.