



City of San Antonio

Agenda Memorandum

File Number:14-306

Agenda Item Number: P-1.

Agenda Date: 3/20/2014

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 13048

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 22.745 acres of land out of NCB 34034, NCB 18338 and NCB 18335, located along Milsa Drive and Stonewall Hill between Stonewall Parkway and Interstate Highway 10 West, from **Suburban Tier** to **General Urban Tier**.

The Department recommends approval. The subject property's location along IH-10 West 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, make it appropriate for the General Urban Tier classification.

BACKGROUND INFORMATION:

Applicant: Brown & Ortiz, P.C.

Owner: Karta Real Estate, LP

Property Location: Approximately 22.745 acres of land out of NCB 34034, NCB 18338 and NCB 18335, located along Milsa Drive and Stonewall Hill between Stonewall Parkway and Interstate Highway 10 West

Acreage: 22.745

Current Land Use of site: Undeveloped land

Adjacent Land Uses:

N: designated Suburban Tier; occupied by Undeveloped land

E: designated Rural Estate Tier; occupied by Freeway, Single/Multi-family homes

S: designated Suburban Tier; occupied by Single-family homes and vacant land

W: designated Suburban Tier; occupied by Single/Multi-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: North Sector Plan

Plan Adoption Date: August 5, 2013

Update History: None

Plan Goals:

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.

HOU-2.3 Utilize High Density Residential as a buffer between principal and arterial roadways and non-residential (i.e. office, retail, commercial uses) and lower density residential housing.

ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

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 along IH-10 makes the area appropriate for more intense residential and commercial development. 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 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 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 and an array of community-scaled commercial uses that are 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 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 proposed amendment would provide additional housing and employment opportunities for individuals living in the immediate area or 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, Camp Bullis, and the "GC-1" Hill Country Gateway Corridor District imposes development standards meant to protect the area's natural resources, the Military's training mission, and to ensure development consistent with the character of the surrounding area. 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 a moderately higher density multi-family residential use and an array of community-scaled commercial uses that are compatible with the already-existing surrounding area. The General Urban Tier classification would provide opportunity

for future 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 requested General Urban Tier classification would provide opportunity for future development that would be compatible with adjacent uses. 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. 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. The overlay districts impose development standards meant to protect the area's natural resources, the Military's training mission, and to ensure development consistent with the character of the surrounding area. 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 and Stonewall Parkway as Secondary Arterial Type A. IH-10 is a Freeway. Stonewall Hill Street is a Collector street. Milsa Drive is considered a major arterial; however, the section of Milsa Drive running along the southern part of the subject property is considered a substandard street. The neighboring area does not have sidewalks or mass transit service. The proposed development abuts IH-10 West will have a direct entry from IH-10 access road that should significantly reduce vehicular traffic to adjacent residences and businesses. However, the requested land use change will generate more traffic and impact the existing transportation infrastructure; 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.

RECOMMENDATION:

DEPARTMENT RECOMMENDATION:

Approval. The subject property's location along IH-10 West 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, 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.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: January 22, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: January 6, 2014

No. of notices mailed 10 days prior to Public Hearing: 34 to owners of property within 200 feet; 38 to planning team members, and 1 to applicant. There is no registered neighborhood association within 200 feet of subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2013198

Current zoning: "C-3", "C-2" with the following overlay districts: "MSAO-1", "MLOD", and "GC-1"

Proposed zoning: "MF-33", "C-3" and "C-2" with the following overlay districts: "MSAO-1", "MLOD-1" and "GC-1"

Zoning Commission Public Hearing Date: February 18, 2014

Approval.