



City of San Antonio

Agenda Memorandum

File Number: 15-1355

Agenda Item Number: P-5.

Agenda Date: 2/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Plan Amendment 14078

SUMMARY:

An Ordinance amending the future land use plan contained in the **West/Southwest Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 10.95 acres of land being Lot 2, NCB 34393 located at 8823 Dugas Drive from **Suburban Tier** land use to **General Urban Tier** land use.

The Department and Planning Commission recommend approval. The subject property's location at the along a major arterial and its close proximity to State Highway 151 and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use, make it appropriate for the General Urban Tier classification.

BACKGROUND INFORMATION:

Case Manager: Robert C. Acosta

Applicant: Jerry Arredondo

Owner: Robert D. Geringer

Property Location: 8823 Dugas Drive

Acreage: 10.95

Current Land Use of site: Apartment Construction Site

Adjacent Land Uses:

N: Designated General Urban Tier; occupied by Vacant Lot

E: Designated General Urban Tier; occupied by Multi-Family Residences

S: Designated Suburban Tier; occupied by Single/Multi-Family Homes

W: Designated Suburban Tier; occupied by Single-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: West/Southwest Sector Plan

Plan Adoption Date: April 21, 2010

Update History: None

Plan Goals:

Goal LU-1: Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.

HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhood.

LAND USE ANALYSIS:

Sector Plan Criteria for review:

The recommended land use pattern identified in the West/Southwest Sector Plan Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

The entire West/Southwest Corridor along State Highway 151 has experienced strong and rapid growth. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. While the West/Southwest Sector Plan provides other areas with the requested land use classification, the subject property's location along a major arterial and in an area that is predominately single family residential in character to the east, commercial to the north and multi-family residential to the south and west, makes the area appropriate for a multi-family residential development. 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 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 amendment is to allow the completion of a moderately intense multifamily residential use not allowed by right in the Suburban Tier. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and provide for future commercial development that would be compatible with adjacent uses. The proposed amendment would provide additional housing opportunities for individuals wishing to live in close proximity to the State Highway 151 /Loop 1604 Corridor.

The amendment must uphold the vision for the future of the West/Southwest Sector Plan.

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 Lackland.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The West/Southwest 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 General Urban Tier land use classification would support the goals of the West/Southwest 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. The proposed General Urban Tier land use classification is also compatible with the West/Southwest Sector Plan's vision of enhancing employment opportunities and the housing stock throughout the West/Southwest Sector planning area. This compatibility is achieved by the classification's accommodation of a range of housing types as well as an array of community-scaled commercial uses.

The purpose of this plan amendment request is to accommodate for a moderately intense multi-family residential development not allowed by right in the Suburban Tier. The subject property's location at the along a major arterial and its close proximity to State Highway 151 and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use, 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 Mixed Use Center classification and the abutting Suburban Tier classification allow for development that is compatible with the proposed General Urban Tier land use classification. Additionally, the subject property is outside the boundaries of the Joint Base San Antonio-Lackland Influence Area and the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identifies Military Drive and Ellison as Secondary Arterial Type A. State Highway 151 is classified as a freeway. Sampson Street, Moffitt Street and Dugas Street are classified as local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop in front of the subject property at the corner of Military Drive and Ellison.

COMMUNITY FACILITIES ANALYSIS:

Dr. Winn Murnin Elementary School and John Paul Stevens High School are within walking distance.

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 at the along a major arterial and its close proximity to State Highway 151 and the general surrounding conditions, which include a mix of community scale commercial developments that are consistent with a General Urban Tier land use, 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 Mixed Use Center classification and the abutting Suburban Tier classification allow for development that is compatible with the proposed General Urban Tier land use classification. The General Urban Tier land use classification would support the goals of the West/Southwest 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: October 8, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: September 9, 2014

No. of notices mailed 10 days prior to Public Hearing: 53 to owners of property within 200 feet; 35 to planning

team members, and 1 to applicant. There is no registered neighborhood association within 200 feet of subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014253

Current zoning: "MF-25 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay
Proposed zoning: "MF-33 GC-2 AHOD" Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay
Zoning Commission Public Hearing Date: November 4, 2014
Approval.