



City of San Antonio

Legislation Details (With Text)

File #: 14-859
Type: Plan Amendment
In control: City Council A Session
On agenda: 5/1/2014
Title: PLAN AMENDMENT #14031 (District 6): 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 29.575 acres out of NCB 11379, located at 259 South Acme Road, from Civic Center to Suburban Tier. Staff recommends approval and Planning Commission recommend approval. (Associated Zoning Case # Z2014114)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Adopted and Proposed LU Maps, 2. Signed PC Resolution, 3. Draft Ordinance, 4. Ordinance 2014-05-01-0304

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 6

SUBJECT:
Plan Amendment 14031

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 29.575 acres out of NCB 11379, located at 259 South Acme Road, from **Civic Center** to **Suburban Tier**.

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

BACKGROUND INFORMATION:

Applicant: Brown & Ortiz, P. C.

Owner: Bethel United Methodist Church

Property Location: 259 South Acme Road

Acreage: 29.575

Current Land Use of site: Vacant land

Adjacent Land Uses:

N: Designated Civic Center and General Urban Tier; occupied by a Church and Single-Family Homes

E: Designated General Urban Tier; occupied by Single-Family Homes

S: Designated Specialized Center; occupied by Vacant land and Single and Multi-Family Homes

W: Designated Civic Center; occupied by San Antonio Fire Department Training Academy

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.

HOU-3.1 Re-invest in existing residential neighborhoods.

LAND USE ANALYSIS:

Sector Plan Criteria for review:

The recommended land use pattern identified in the West/Southwest Sector 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 roadway and in an area that is predominately single family residential in character to the north, and east and single and multi-family residential to the south makes the area appropriate for residential development. The development of the subject property at the Suburban 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 single-family residential development 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 Suburban 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 to allow Habitat for Humanity to develop a single-family residential development for approximately 150 single-family homes that are compatible with the already-existing surrounding area. The proposed amendment would provide additional housing opportunities for individuals wishing to live in close proximity to the State Highway 151/ Callaghan Road Corridor. The area surrounding the subject property is transitioning away from previous rural and industrial uses to more urban development because of it's location between low density residential development to the north and east and the community scale commercial uses along the State Highway 151 corridor to the south.

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

The proposed amendment is consistent with the West/Southwest 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 proposed Suburban Tier land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and 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 Lackland AFB.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The subject's property location in an area that is predominately residential in character to the north, east and south and the general surrounding conditions which include vacant land that serve as a buffer to the industrial uses to the west, along with its close proximity to State Highway 151, make it appropriate for the Suburban Tier land use classification. The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing Civic Center land use classification and the adjacent General Urban Tier classification allows for development that is compatible with the proposed Suburban Tier. The Suburban Tier land use classification would support the goals of the West/Southwest Sector Plan of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses including those affecting Joint Base San Antonio-Lackland or area recreational amenities. It will also provide opportunity for future residential and commercial development that would be compatible with adjacent uses.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identifies Acme Road as a Secondary Arterial Type B. Commerce Street and Callaghan Road are Secondary Arterials Type A. Old Highway 90, a Secondary Arterial Type A and State Highway 151 classified as Freeway, are approximately one quarter mile south of the subject property. Monterrey Street, Buena Vista Street, Pharis Street and Enid Street are local streets. There is a VIA bus stop along the eastside of the subject property. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

COMMUNITY FACILITIES ANALYSIS:

Bethel United Methodist Church, Lyndon B. Johnson Elementary School, and the San Antonio Fire Department Training Academy are within walking distance. Wren Middle School is in 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 Civic 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 change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area

as the existing Civic Center land use classification and the adjacent General Urban Tier classification allows for development that is compatible with the proposed Suburban Tier. The Suburban Tier land use classification would support the goals of the West/Southwest Sector Plan of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses including those affecting Joint Base San Antonio-Lackland or area recreational amenities. It will also provide opportunity for future residential and commercial development that would be compatible with adjacent uses.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 9, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: March 21, 2014

No. of notices mailed 10 days prior to Public Hearing: 65 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: Z2014114

Current zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Proposed zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Zoning Commission Public Hearing Date: April 15, 2014

Approval.