



City of San Antonio

Legislation Details (With Text)

File #: 14-1287

Type: Plan Amendment

In control: City Council A Session

On agenda: 6/19/2014

Title: PLAN AMENDMENT #14044 (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 12.47 acres of land out of NCB 17635 located in the 7900-8000 Blocks of Leslie Road and the 10400 Block of Shaenfield Road from Mixed Use Center to General Urban Tier. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014158)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Signed PC Resolution, 2. Adopted and Proposed LU Maps, 3. 14-1287 PA 14044 DRAFT ORDINANCE, 4. Ordinance 2014-06-19-0493

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 14044

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 12.47 acres of land out of NCB 17635 located on the 7900-8000 Blocks of Leslie Road and the 10400 Block of Shaenfield Road, from **Mixed Use Center** to **General Urban Tier**.

The Department and Planning Commission recommend approval. 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.

BACKGROUND INFORMATION:

Applicant: Kaufman & Killen

Owner: Shaenfield-1604 LP

Property Location: Approximately 12.47 acres of land out of NCB 17635 located in the 7900-8000 Blocks of Leslie Road and the 10400 Block of Shaenfield Road.

Acreage: 12.47

Current Land Use of site: Vacant Lot

Adjacent Land Uses:

N: Designated Mixed Use Center; occupied by Commercial Uses

E: Designated Mixed Use Center; occupied by Vacant Lot

S: Designated Suburban Tier; Single-Family Homes

W: Designated Natural Tier and Suburban Tier; occupied by Vacant Lot and 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.

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 Plan Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

There is a significant amount of property classified as Mixed Use within the vicinity of the subject property. However, 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 subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The development of the subject property at the lesser intensity of the General Urban Tier would contribute toward the plan's vision of environmental preservation and compatibility by reducing the intensity of development in an area in close proximity to single-family residential 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 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 Mixed Use Center classification and the abutting Suburban Tier allows for development that is compatible with the proposed General Urban Tier land use classification. The purpose of this plan amendment request is to accommodate for a moderately intense multi-family residential use not allowed by right in the Mixed Use Center or Suburban Tier. The proposed amendment would provide additional housing opportunities for individuals wishing to live in close proximity to the Loop 1604/Culebra Street Corridor.

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

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 subject property's location, as well as its relative proximity to existing developed areas will serve to preserve natural resources found within the planning area. 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 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 purpose of this plan amendment request is to accommodate for a moderately intense multi-family residential development not allowed by right in the Mixed Use Center or Suburban Tier. The current classification of Mixed Use Center allow commercial and multi-family uses by right, however the associated zoning district required to implement the proposed development on the subject property requires a lesser intense land use classification and thus the need to request a change in the land use plan. The subject property is located in an area that has experienced extensive development. The subject property's location along Loop 1604 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. 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 identified Shaenfield Street as Secondary Arterial Type A and Loop 1604 as freeway. Stagwood Hill, Blue Grass Pond and Oscar Wood Place are local Streets. Leslie Road is a local street that functions as a collector. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop to the west of the subject property on Oscar Wood Place. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

COMMUNITY FACILITIES ANALYSIS:

Joe Ward Elementary School and Wallace B. Jefferson Middle School are within walking distance. Taft High School is in close proximity. The requested land use change could create additional demand for community facilities.

ALTERNATIVES:

No action will maintain the current future land use classification of Mixed Use 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:

Approval. 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: May 14, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: April 24, 2014

No. of notices mailed 10 days prior to Public Hearing: 38 to owners of property within 200 feet; 35 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Bridgewood Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014158

Current zoning: "C-3" General Commercial District

Proposed zoning: "MF-25" Low Density Multi-Family District

Zoning Commission Public Hearing Date: May 20, 2014

Approval.