



City of San Antonio

Legislation Details (With Text)

File #: 14-2580

Type: Plan Amendment

In control: City Council A Session

On agenda: 11/6/2014

Title: PLAN AMENDMENT # 14076 (District 3): An Ordinance amending the future land use plan contained in the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 18, 19, 20, 21, 22, 23 and 24, Block 2, NCB 3843 located on a portion of the 2300 Block of Nopal Street (aka 2335 Nopal Street) from Low Density Residential land use to High Density Residential land use. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014242)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps, 2. Signed PC Resolution, 3. Ordinance 2014-11-06-0876

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Plan Amendment 14076

SUMMARY:

An Ordinance amending the future land use plan contained in the **Highlands Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 18, 19, 20, 21, 22, 23 and 24, Block 2, NCB 3843 located on a portion of the 2300 Block of Nopal Street (aka 2335 Nopal Street) from **Low Density Residential** land use to **High Density Residential** land use.

The Department and Planning Commission recommend approval. The subject property’s location is in close proximity to New Braunfels Avenue and Fair Avenue, both major arterials, and Gevers Street, a collector street, and the general surrounding conditions which include abutting multi-family uses to the south, coupled with other commercial and multi-family uses along Gevers Street and Fair Avenue make it appropriate for the High Density Residential land use classification.

BACKGROUND INFORMATION:

Case Manager: Robert C. Acosta

Applicant: Adrian S. Garcia

Owner: FARR Builders, LLC

Property Location: 2300 Block of Nopal Street (aka 2335 Nopal Street)

Acreage: 0.5854

Current Land Use of site: Vacant Lot

Adjacent Land Uses:

N: Designated Low Density Residential; occupied by Single-Family Homes

E: Designated Low Density Residential; occupied by Vacant Lot, Single-Family Homes and Commercial Uses.

S: Designated High Density Residential; occupied by Multi-Family Homes

W: Designated Low Density Residential; 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: Highlands Community Plan

Plan Adoption Date: April 4, 2002

Update History: None

Plan Goals:

Goal 4: Housing Appearance and Character

Improve the quality, appearance and variety of existing and new housing for people of all ages.

Objective 4.1: Enhance and improve the distinctive character of the Highlands neighborhood and encourage compatible infill housing within the neighborhoods.

LAND USE ANALYSIS:

The subject property is located along the east side of Nopal Street just north of the intersection of Nopal Street and Fair Avenue within the Highland Community Plan. The subject property consists of a vacant lot. The applicant requests this plan amendment and associated zoning change in order construct a multi-family complex on the subject property. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped.

The subject property's location in close proximity to New Braunfels Avenue and Fair Avenue, both major arterials, and Gevers Street, a collector street, and the general surrounding conditions which include abutting multi-family uses to the south, coupled with other commercial and multi-family uses along Gevers Street and Fair Avenue make it appropriate for the High Density Residential land use classification. The High Density Residential classification supports the Highlands Community Plan objectives of promoting the quality and variety of existing and new housing for people of all ages and encouraging compatible infill housing within the neighborhoods.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identified New Braunfels Avenue as a Primary Arterial Type B and Fair Avenue as a Secondary Arterial Type B. Gevers Street is a collector Street. Nopal, Stanfield, Minnetonka and Hiawatha are 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 one block south at the corner Nopal and Fair Avenue.

COMMUNITY FACILITIES ANALYSIS:

Bethany Presbyterian Church and St. Margaret Mary Church and School are within walking distance. Steele Elementary School, Japhet Elementary School and McCreless Library are in close proximity.

ALTERNATIVES:

No action will maintain the current future land use classification of Low Density Residential.

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 in close proximity to New Braunfels Avenue and Fair Avenue, both major arterials, and Gevers Street, a collector street, and the general surrounding conditions which include abutting multi-family uses to the south, coupled with other commercial and multi-family uses along Gevers Street and Fair Avenue make it appropriate for the High Density Residential land use classification. The High Density Residential classification supports the Highlands Community Plan objectives of promoting the quality and variety of existing and new housing for people of all ages and encouraging compatible infill housing within the neighborhoods.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: September 24, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: September 5, 2014

No. of notices mailed 10 days prior to Public Hearing: 20 to owners of property within 200 feet; 33 to planning team members, and 1 to applicant and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Highland Park Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014242

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

Proposed zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

Zoning Commission Public Hearing Date: October 7, 2014

Approval.