



City of San Antonio

Agenda Memorandum

File Number:14-611

Agenda Item Number: P-2.

Agenda Date: 4/3/2014

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 14024

SUMMARY:

An Ordinance amending the future land use plan contained in the **IH-10 East Corridor Perimeter Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 10.88 acres of land out of NCB 16554, a portion of the 6600 Block of North Graytown Road, from **Neighborhood Commercial** land use to **Low Density Residential** land use.

The Department recommends approval. Overall the extended area surrounding the subject property is consistent and compatible with the proposed land use. The proposed amendment to the Low Density Residential land use classification will provide consistency with the adjacent Low Density Residential land use classification to the north, east and south.

BACKGROUND INFORMATION:

Applicant: KFW Engineers

Owner: Velma Development, LLC

Property Location: Approximately 10.88 acres of land out of NCB 16554, and a portion of the 6600 Block of North Graytown Road

Acreage: 10.88

Current Land Use of site: Vacant land

Adjacent Land Uses:

N: designated Neighborhood Commercial and Low Density Residential; occupied by Vacant land

E: designated Parks/Open Space and Low Density Residential; occupied by Vacant land and Single-family homes

S: designated Parks/Open Space and Low Density Residential; occupied by Vacant land

W: designated Neighborhood Commercial and Low Density Residential; occupied by Vacant land and Right-of-way

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: IH-10 East Corridor Perimeter Plan

Plan Adoption Date: February 22, 2001

Update History: March 20, 2008

Plan Goals:

PG. 13: IH 10 East Corridor Overlay Summary: The purpose is to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric. As a management tool for new growth, the overlay can protect capital projects and other public investments to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City.

Goal 3: Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

LAND USE ANALYSIS:

The subject property is located along the south side of Graytown Road between Loop 1604 and Boenig Drive within the IH-10 East Corridor Perimeter Plan. The subject property consists of vacant land and has vacant land to the north, and south and vacant land and single-family homes to the east and vacant land and Right-of-way to the west. The IH-10 East Corridor Perimeter Plan classifies the subject property as Neighborhood Commercial. The area to the north and west as Neighborhood Commercial and Low Density Residential, and the area to the east and south as Parks/Open Space and Low Density Residential. The applicant requests to change the future land use from Neighborhood Commercial to Low Density Residential.

The applicant requests this plan amendment and associated zoning change in order to allow the development of single-family homes on the subject property. The subject property is vacant land and part of an 80 acre tract of vacant land that has been selected as a site for a residential subdivision for approximately 300 homes. The subject property is located on a local street in an area that has existing single-family homes to east, and vacant land to the north, south and west. Overall the extended area surrounding the subject property is consistent and compatible with the proposed land use. The proposed amendment to the Low Density Residential land use classification will provide consistency with the adjacent Low Density Residential land use classification to the north, east and south. The Low Density Residential classification supports the IH-10 East Corridor Perimeter Plan goals of improving the quality, appearance, and variety of existing and new housing while addressing incompatible land uses and increasing investment in the area.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan classifies Graytown Road and Boenig Lane as local streets. Loop 1604 is classified as a freeway. The neighboring area has no sidewalks or mass transit service. The requested land use change will generate more traffic and impact the existing transportation infrastructure; however, the traffic impact analysis will be evaluated further during the permitting process.

COMMUNITY FACILITIES ANALYSIS:

Elolf Elementary School, Judson Middle School and Judson High School are 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 Neighborhood Commercial.

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. Overall the extended area surrounding the subject property is consistent and compatible with the proposed land use. The proposed amendment to the Low Density Residential land use classification will provide consistency with the adjacent Low Density Residential land use classification to the north, east and south. The Low Density Residential classification supports the IH-10 East Corridor Perimeter Plan goals of improving the quality, appearance, and variety of existing and new housing while addressing incompatible land uses and increasing investment in the area.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: February 26, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: February 7, 2014

No. of notices mailed 10 days prior to Public Hearing: 6 to owners of property within 200 feet; 29 to planning team members, and 1 to applicant.

Registered Neighborhood Association (s) notified: There is no registered neighborhood association within 200 feet of subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014076

Current zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Mini-warehouse and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Zoning Commission Public Hearing Date: March 4, 2014

Approval.