

**CITY OF SAN ANTONIO
PLANNING DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM**

TO: Mayor and City Council

FROM: Emil R. Moncivais, AICP, AIA, Director, Planning Department

SUBJECT: Master Plan Amendment #04033 – South Central San Antonio Community Plan
(Council District 3)

DATE: December 9, 2004

SUMMARY AND RECOMMENDATIONS

Mr. Harry B. Jewett, III, P.E., representing the State of Texas General Land Office submitted an application on October 8, 2004 requesting a Master Plan Amendment to the South Central San Antonio Community Plan, a component of the Master Plan of the City. The applicant requests amending the Land Use Plan by changing the use of approximately 14.0 acres at 16711 South New Braunfels Avenue from Public/Institutional land use to High Density Residential land use.

In his request, the applicant noted that the property owner, the State of Texas, intends to dispose of the property to allow for the development of apartments. The subject property is currently zoned R-4 Single Family Residential zoning district. The applicant has also submitted a zoning change request from the existing R-4 Single Family Residential zoning district to MF-33 Multi-family Residential zoning district, which was continued by the Zoning Commission for 30 days on November 2, 2004 pending long range planning discussions between the State of Texas General Land Office and the Planning Department. In determining whether the High Density Residential land use is appropriate at this location, staff considered the following factors:

Land Use Intensity and Compatibility:

- The existing Texas State Hospital will abut the property in question on three sides.

Staff Analysis – The South Central Community Plan calls for this area to remain as a Public Institutional land use. The proposed use could accommodate up to 460 new apartment units. There are two existing high density residential uses located within 1000 feet of the proposed development.

Transportation Network:

- The subject property abuts South New Braunfels Avenue. This roadway is a two-way, four lane roadway listed in the Major Thoroughfare Plan as a Primary Arterial Type 'B' which allows for ROW of 70'-120'.

Staff Analysis – The Plan details that High Density Residential land uses should be located along arterials or thoroughfares.

Community Facilities:

- There is an existing elementary school and middle school within 1000' of the property and a City park within 500' across S. New Braunfels Avenue to the east.

Staff Analysis – The existing community facilities in the immediate area would be conducive to supporting high density residential development.

Staff recommends approval of the Master Plan Amendment. The Planning Department will recommend an alternate flex zoning district that will allow for the proposed multi-family development to occur, while promoting a quality development that will compliment future developments on the State of Texas' property and the adjacent Brooks City Base development.

The Planning Commission held a public hearing on November 10, 2004 and recommended approval. A copy of the resolution is attached.

BACKGROUND INFORMATION

The South Central Neighborhoods developed a community plan in 1998 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Process. The Community Plan was a partnership effort of the South Central San Antonio Community Plan Planning Team, South Central Neighborhoods, the City's Planning Department, and the South San Antonio Chamber of Commerce. The plan area includes more than 55,000 people and is bound by Alamo Street/Union Pacific Railroad tracks to the north, IH-35 to the west, Military Drive to the south, and IH-37 to the east. The plan area is located in City Council Districts 1, 3, 4, and 5.

POLICY ANALYSIS

The May 3, 2001 Unified Development Code calls for consistency between zoning and the Comprehensive Master Plan, or any Neighborhood or Community Plans adopted as a component of the Master Plan. The consistency requirement is codified in Sections 35-105, 35-420 (h), and 35-421 (d) (3). Chapter 213.003 of the Local Government Code provides that a comprehensive plan may be amended by ordinance following a hearing at which the public is given the opportunity to give testimony and present written evidence and review by the Planning Commission.

FISCAL IMPACT


A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

COORDINATION

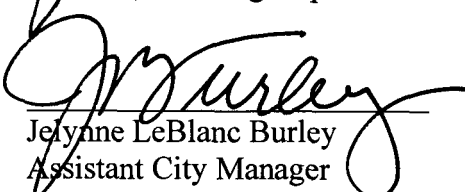
All registered Neighborhood Associations within the South Central San Antonio Community Plan, all Planning Team Members and all property owners within 200 feet of the subject property have been notified of the proposed amendment. Notice was also published in the Commercial Recorder.

SUPPLEMENTARY COMMENTS

After the Planning Commission makes its recommendation regarding the request, the amendment is forwarded to the City Council for consideration. Independent from the plan amendment process, the Zoning Commission will consider the rezoning of the property on December 7, 2004. The rezoning case will be considered by City Council on January 13, 2005.



Emil R. Moncivais, AICP, AIA
Director, Planning Department



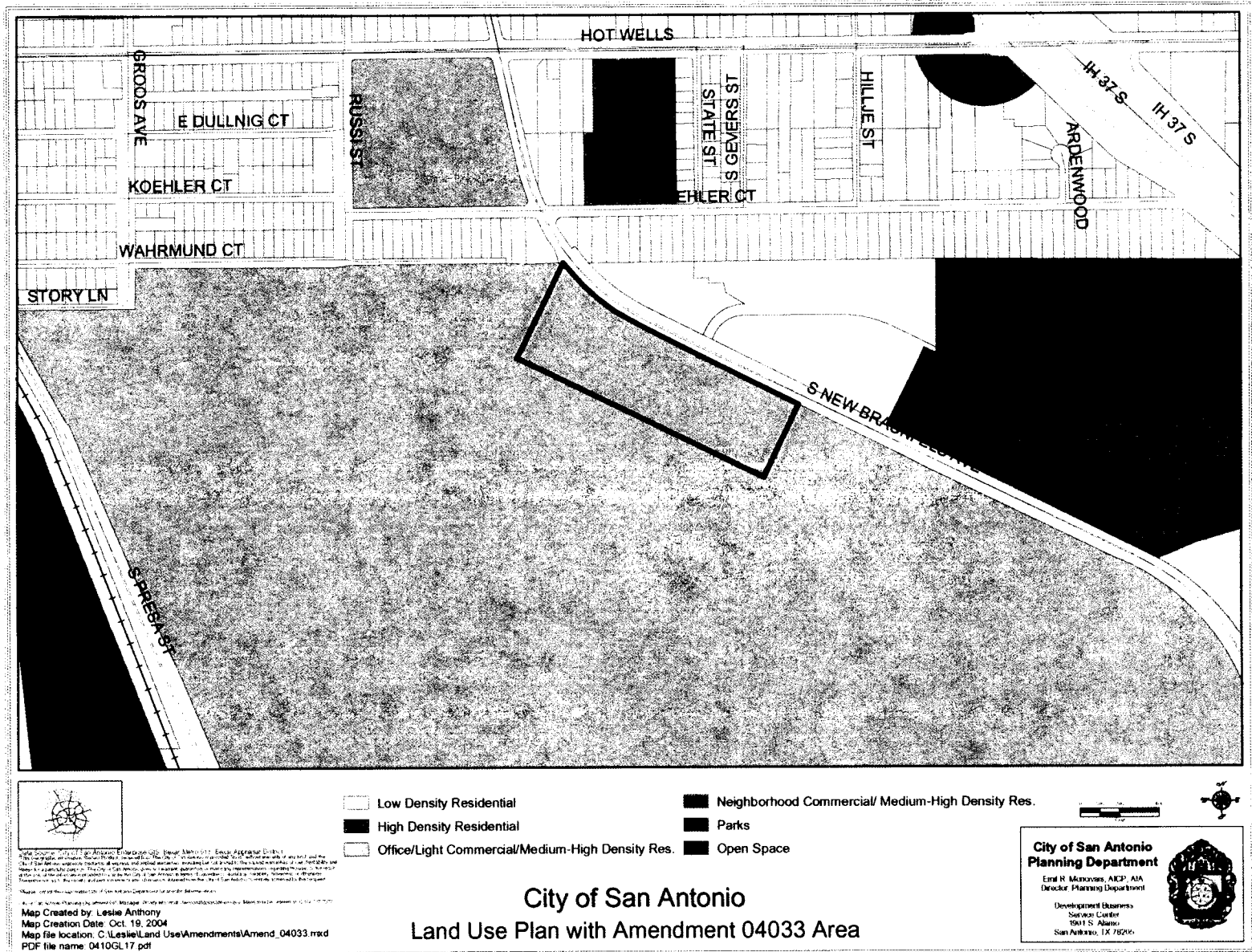
Jelyanne LeBlanc Burley
Assistant City Manager

Approved:

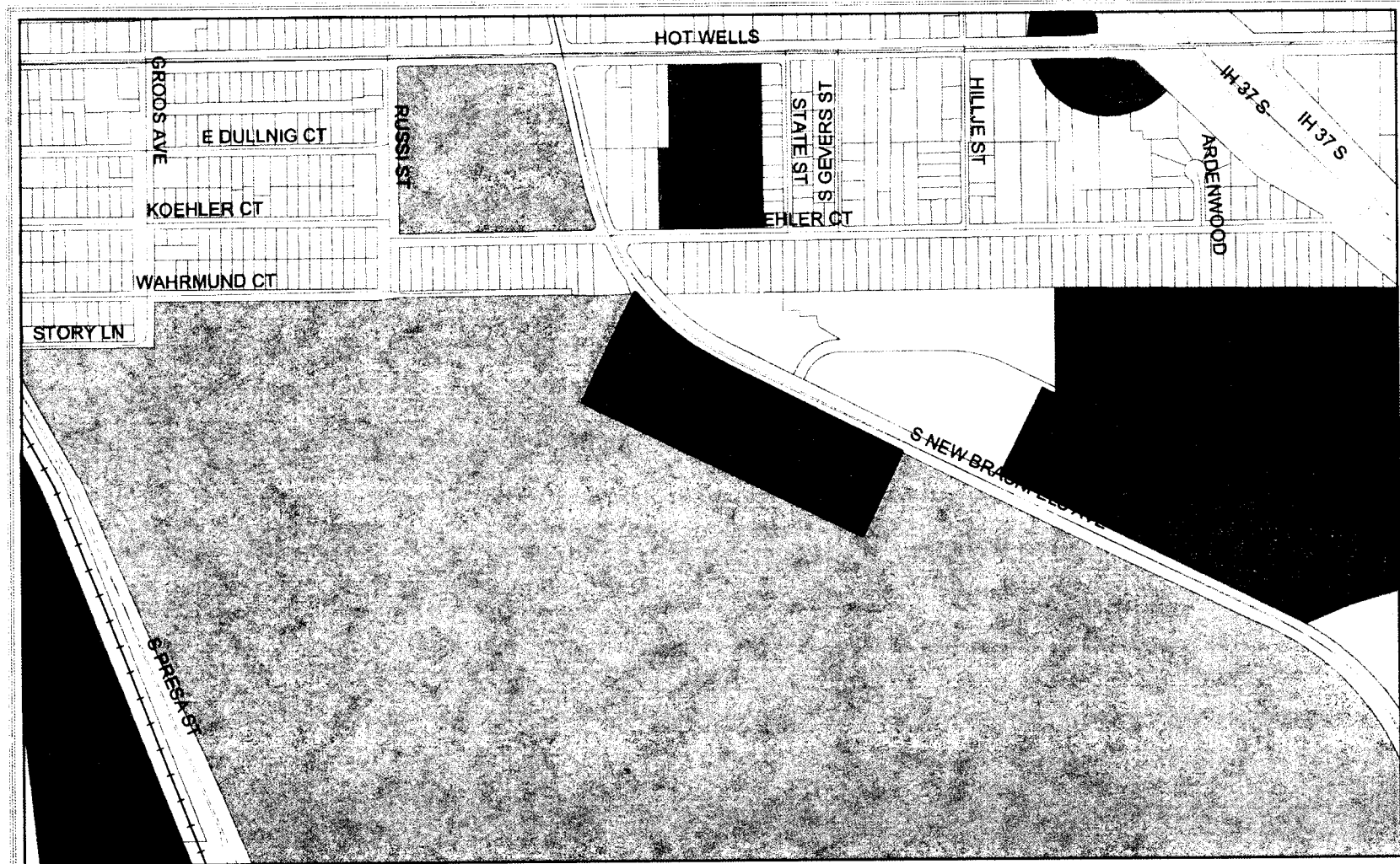


J. Rolando Bono
Interim City Manager

Attachment 1 **South Central San Antonio Community Land Use Plan as adopted:**



Attachment 2 Proposed Amendment:




This is a map of the City of San Antonio, Texas, showing the proposed land use plan with Amendment 04033. The map is created by Leslie Anthony and is subject to the City of San Antonio's policies and procedures. The map is not a legal document and should not be used for legal purposes. The map is created by Leslie Anthony and is subject to the City of San Antonio's policies and procedures. The map is not a legal document and should not be used for legal purposes.

Map Created by: Leslie Anthony
Map Creation Date: Oct. 19, 2004
Map file location: C:\Leslie\Land Use\Amendments\Amend_04033.mxd
PDF file name: 0410GL18.pdf

- | | |
|--|---|
| Low Density Residential | Neighborhood Commercial/ Medium-High Density Res. |
| High Density Residential | Parks |
| Office/Light Commercial/Medium-High Density Res. | Open Space |

City of San Antonio
Proposed Land Use Plan with Amendment 04033 Area



City of San Antonio
Planning Department
 Emil R. Monrovia, AICP, AIA
 Director, Planning Department
 Development Business
 Service Center
 9001 S. Alamo
 San Antonio, TX 78204

AN ORDINANCE

AMENDING THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 14.0 ACRES LOCATED AT 16711 SOUTH NEW BRAUNFELS AVE. FROM PUBLIC / INSTITUTIONAL LAND USE TO HIGH DENSITY RESIDENTIAL LAND USE.

*** * * * ***

WHEREAS, the South Central San Antonio Community Plan was adopted on August 19, 1999 by City Council as a component of the City Master Plan adopted May 29, 1997; and

WHEREAS, the Unified Development Code requires consistency between zoning and the Master Plan and Section 213.003 of the TEXAS LOCAL GOVERNMENT CODE allows amendment of the Master Plan following a public hearing and review by the Planning Commission; and

WHEREAS, a public hearing was held on November 10, 2004 by the Planning Commission allowing all interested citizens to be heard; and

WHEREAS, the San Antonio City Council has considered the effect of this amendment to the Master Plan of the City and has determined that it conforms to the approval criteria set forth in the Unified Development Code §35-420, Comprehensive, Neighborhood, Community, and Perimeter Plans; **NOW THEREFORE**;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The South Central San Antonio Community Plan, a component of the Master Plan of the City, is hereby amended by changing the use of approximately 14.0 acres located at 16711 South New Braunfels Ave. from Public / Institutional land use to High Density Residential land use. All portions of land mentioned are more specifically described in Attachment "I" and "II" attached hereto and incorporated herein for all purposes.

SECTION 2. This ordinance shall take effect on December 19, 2004.

PASSED AND APPROVED on this 9th day of December 2004.

M A Y O R

ATTEST:

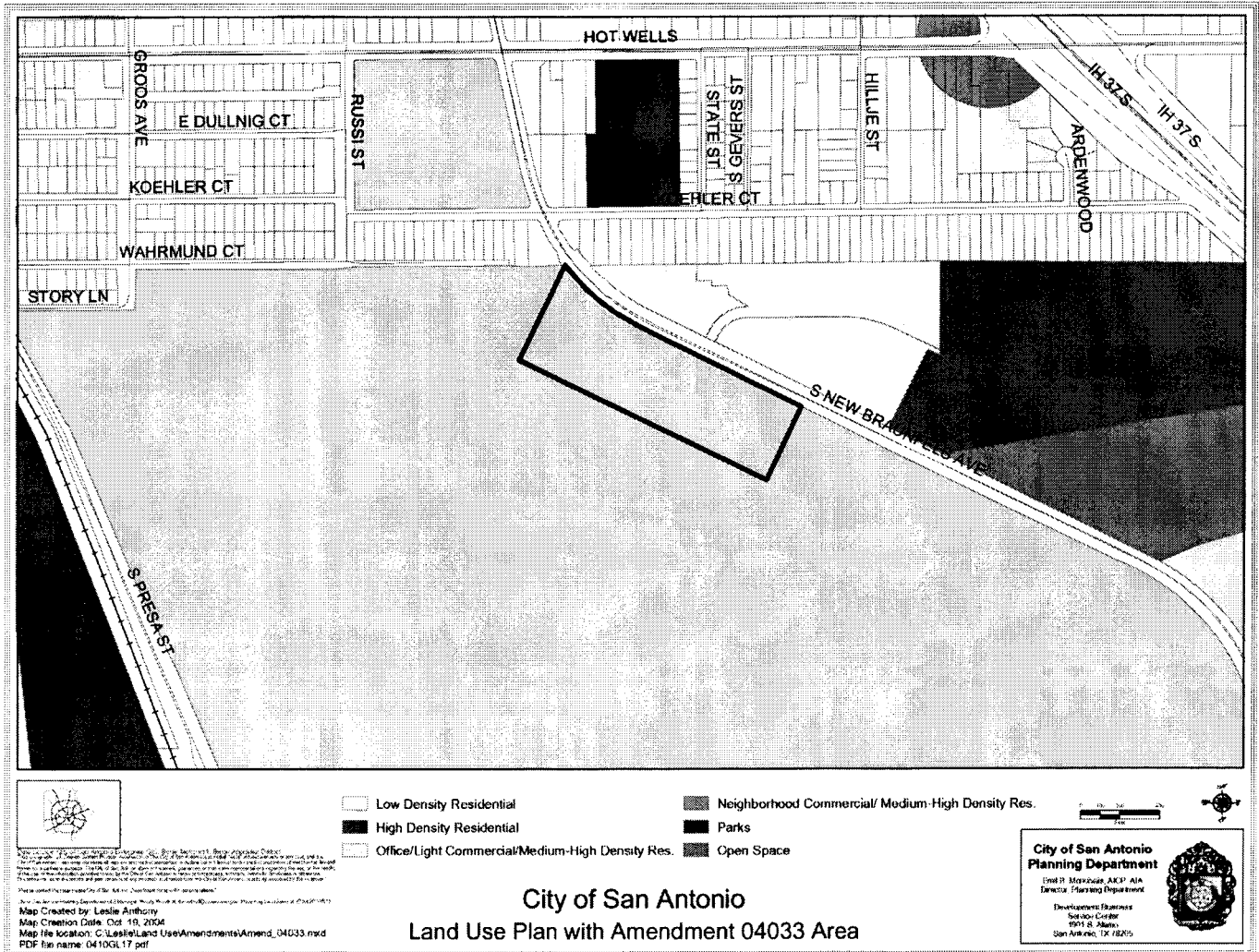
City Clerk

APPROVED AS TO FORM:

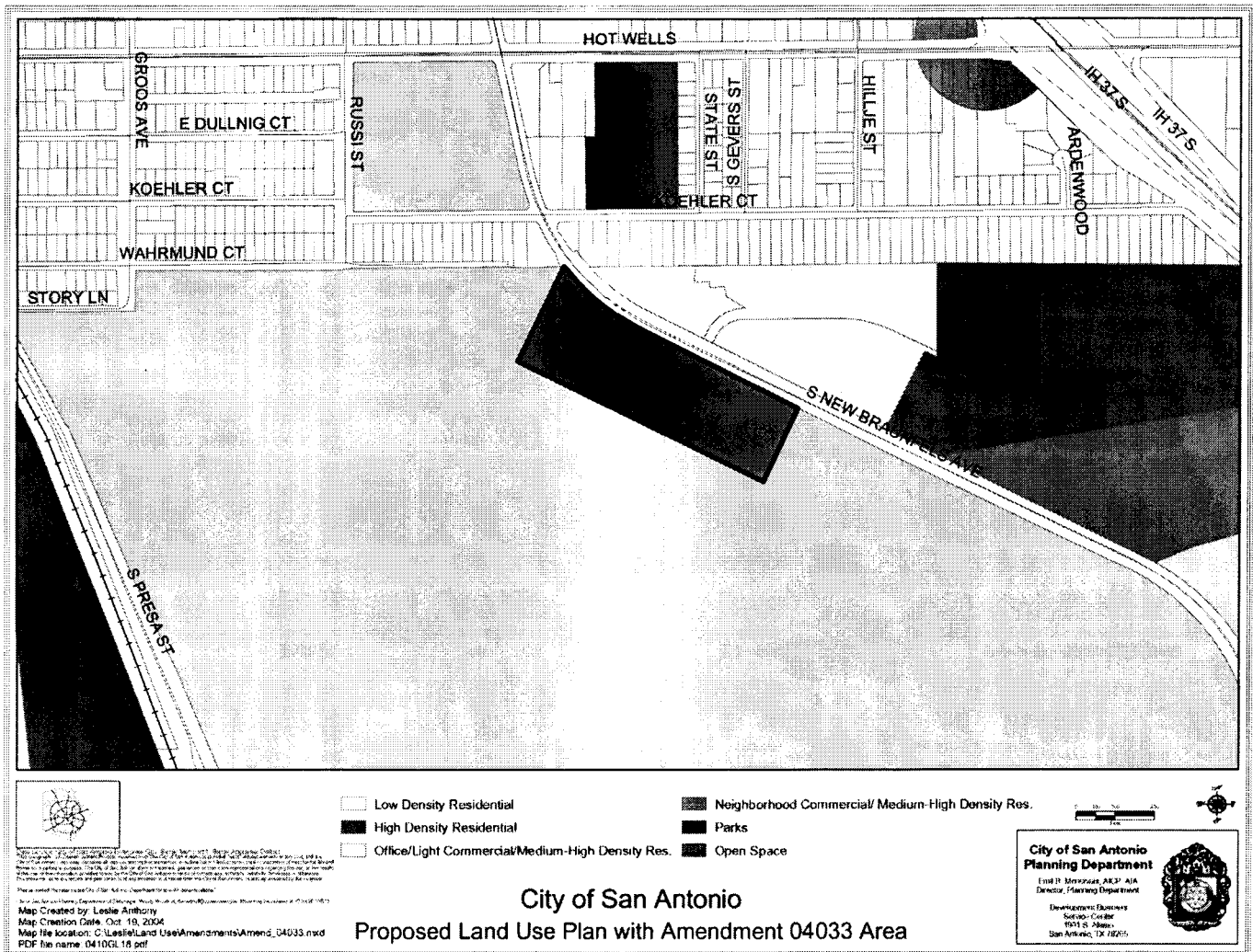
City Attorney

ATTACHMENT I

Land Use Plan as adopted August 19, 1999:



ATTACHMENT II Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 14.0 ACRES LOCATED AT 16711 SOUTH NEW BRAUNFELS AVE. FROM PUBLIC / INSTITUTIONAL LAND USE TO HIGH DENSITY RESIDENTIAL LAND USE.

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on August 19, 1999; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on November 10, 2004 and **APPROVED** the amendment on November 10, 2004.


WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 10th DAY OF NOVEMBER 2004.

Approved:


Susan Wright, Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission