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CITY OF SAN ANTONIO AGENDA ITEM NO. 7
PLANNING DEPARTMENT
CITY COUNCIL AGENDA MEMORANDUM

TO: Mayor and City Council

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

SUBJECT: Master Plan Amendment #04034 – Northwest Community Plan
(Council District 7)

DATE: December 9, 2004

SUMMARY AND RECOMMENDATIONS

On October 11, 2004, Wilma La Croix submitted an application requesting a Master Plan Amendment to the Northwest 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 2.38-acres located at 8900 New Guilbeau Road from Single-Family Residential land use to High Density Residential land use. The request was amended to Medium Density Residential land use on November 1, 2004. The applicant requests a change from R-6/Single Family Residential zoning district to R-6 C/Single Family Residential zoning district with conditions for an assisted living facility. The applicant has agreed to limit the number of bedrooms at the facility to 24, which would fall in the Medium Density Residential land use category.

In determining whether the Medium Density Residential land use request is appropriate at this location, staff considered the following factors:

Land Use Intensity and Compatibility:

- The subject property is currently vacant with single-family residential uses found on every side. This particular lot's triangular configuration and its siting renders a portion of its northern boundary un-developable. There is a 50-foot drainage easement separating the subject property from residential properties to the east and there is no connectivity to the neighboring subdivisions.

Staff Analysis – The Northwest Community Plan calls for the subject property and surrounding community to be Single Family Residential land use. The Plan states:

- Single Family Residential land uses should include single-family development on individual lots.
- Medium Density Residential land use should act as a buffer between Single Family uses and more intense uses.
- Medium Density Residential uses should be located on residential roads or collectors.

Due to the drainage easement and site constraints, no significant impact on land use adjacency is anticipated.

Transportation Network:

- The subject property abuts New Guilbeau Road, which is identified in the Major Thoroughfare Plan as a Secondary Arterial Type A (86' ROW). The subject property is land locked with only one access point onto New Guilbeau Road. New Guilbeau Road, which has an average daily traffic of 15,091, is protected with a median and has a median cut directly in front of the property.

Staff Analysis –To assess average daily traffic potential of the subject property, single-family dwelling units at 7 units per acre could produce approximately 167 average daily trips (7 x 2.38 x 10 trips). A medium density assisted living development at 9 dwelling units per acre would yield 122 trips (9 x 2.38 x 5.7), less trips than the single family residential development would yield. As in all developments, the subject property must comply with the Unified Development Code (UDC) 35-506 "Transportation and Street Design" to ensure appropriate sight distances and to provide a turn lane to protect turning maneuvers. No significant impact is expected.

Community Facilities:

- Stevenson Middle School is located ¾ of a mile due east of the subject property at New Guilbeau and Tezel Roads. New Territories Park can be found ½ a mile east of the subject property at New Guilbeau Road and Bowen Drive.

Staff Analysis – No impact to community facilities is expected.

Staff recommends approval of the requested Medium Density Residential land use based on the physical and location constraints of the property that limit development of the property as single-family residential. The Planning Commission held a public hearing on November 10, 2004 and recommended approval. A copy of the resolution is attached.

BACKGROUND INFORMATION

The neighborhoods and stakeholders of the Northwest Community, together with the City of San Antonio Planning Department, developed a community plan in 1998 following the guidelines of the Community Building and Neighborhood Planning (CBNP) Program. The plan area is 14.3 square miles, includes over 68,906 people, and is bound by Loop 1604 to the west, Bandera Rd. to the east, and Culebra and Grissom Rd. on the south. The plan area is located in City Council Districts 6, 7, and 8. The land use element of the plan was updated on May 27, 2004.

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

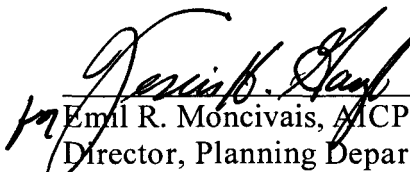
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

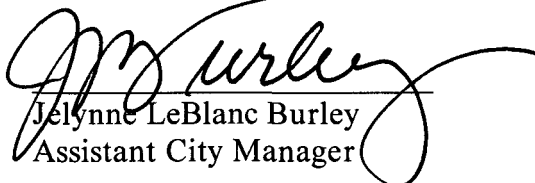
COORDINATION

All registered Neighborhood Associations within the Northwest Community Plan, and all property owners within 200 feet of the subject properties 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 considered the rezoning of the property on September 7, 2004 and recommended approval of an R6-C zoning district with conditions for an Assisted Living Facility. The rezoning case will be considered by City Council on December 9, 2004 with the Plan Amendment.

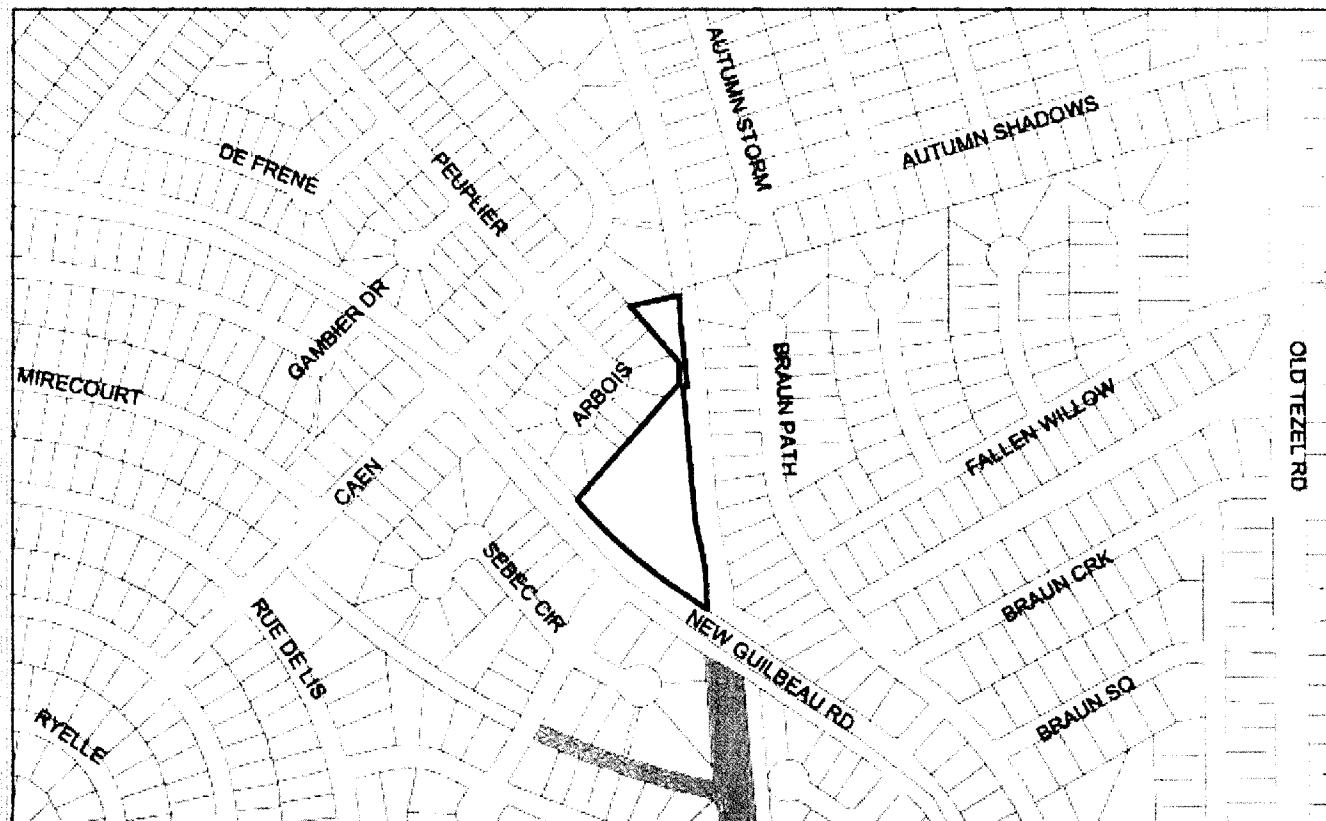

Emil R. Moncivais, AICP, AIA
Director, Planning Department


Jelynn LeBlanc Burley
Assistant City Manager

Approved:


J. Rolando Bono
Interim City Manager

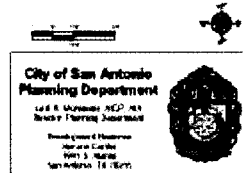
**Attachment 1
Land Use Plan as adopted:**



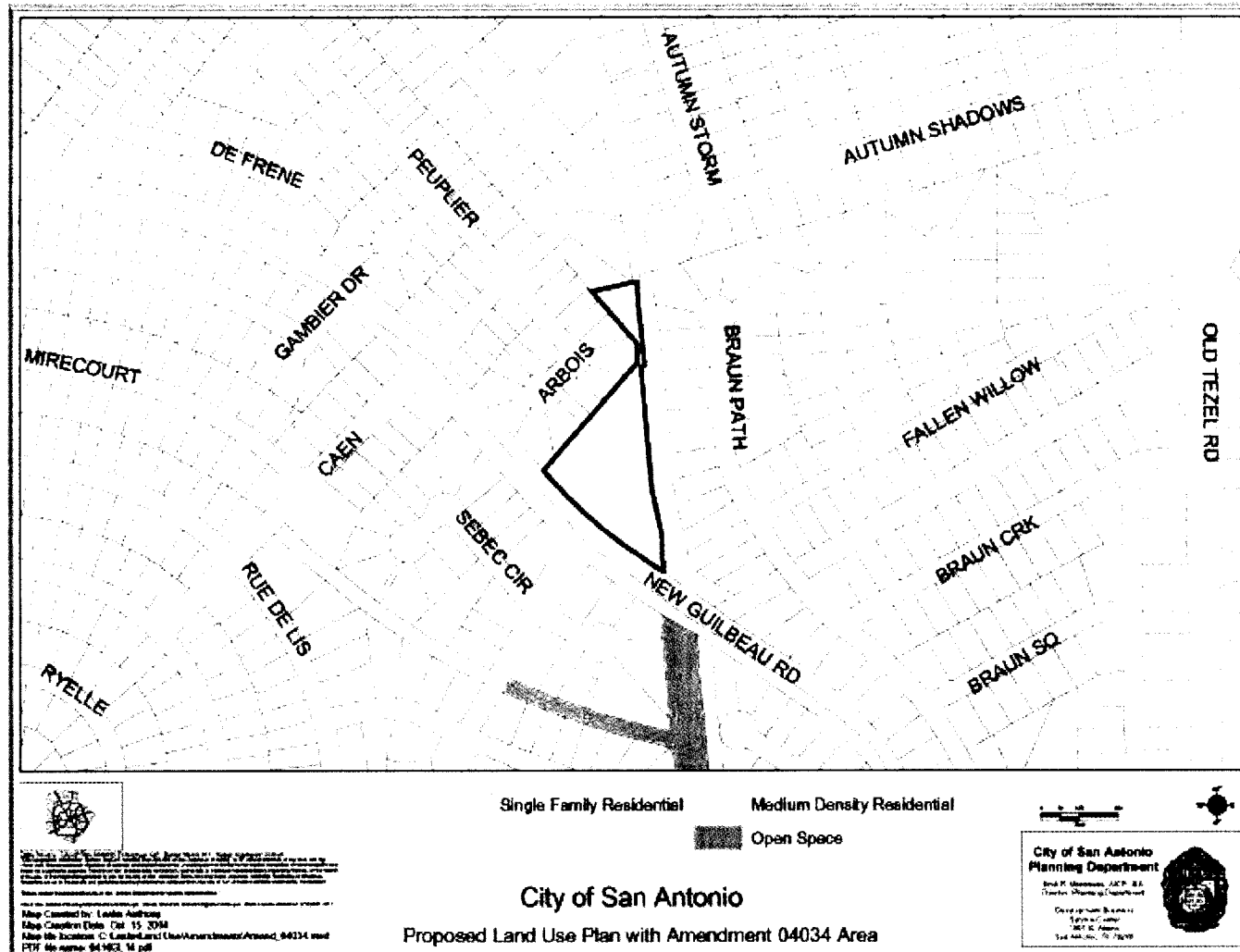
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 Map Created by: Leslie Anthony
 Map Creation Date: Oct 15, 2004
 Map File Location: C:\Users\laural\Documents\Amend 04034.mxd
 PDF File Name: 04034.13.pdf

Single Family Residential High Density Residential
 Open Space

City of San Antonio
 Land Use Plan with Amendment 04034 Area



Attachment 2 Proposed Amendment



AN ORDINANCE

AMENDING THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE OF APPROXIMATELY 2.38-ACRES LOCATED AT 8900 NEW GUILBEAU ROAD FROM SINGLE FAMILY RESIDENTIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE.

* * * * *

WHEREAS, the Northwest Community Plan Update as an addendum to the Master Plan on May 27, 2004 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 Northwest Community Plan, a component of the Master Plan of the City, is hereby amended by changing the use of approximately 2.38-acres located at 8900 New Guilbeau Road from Single Family Residential land use to Medium 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:

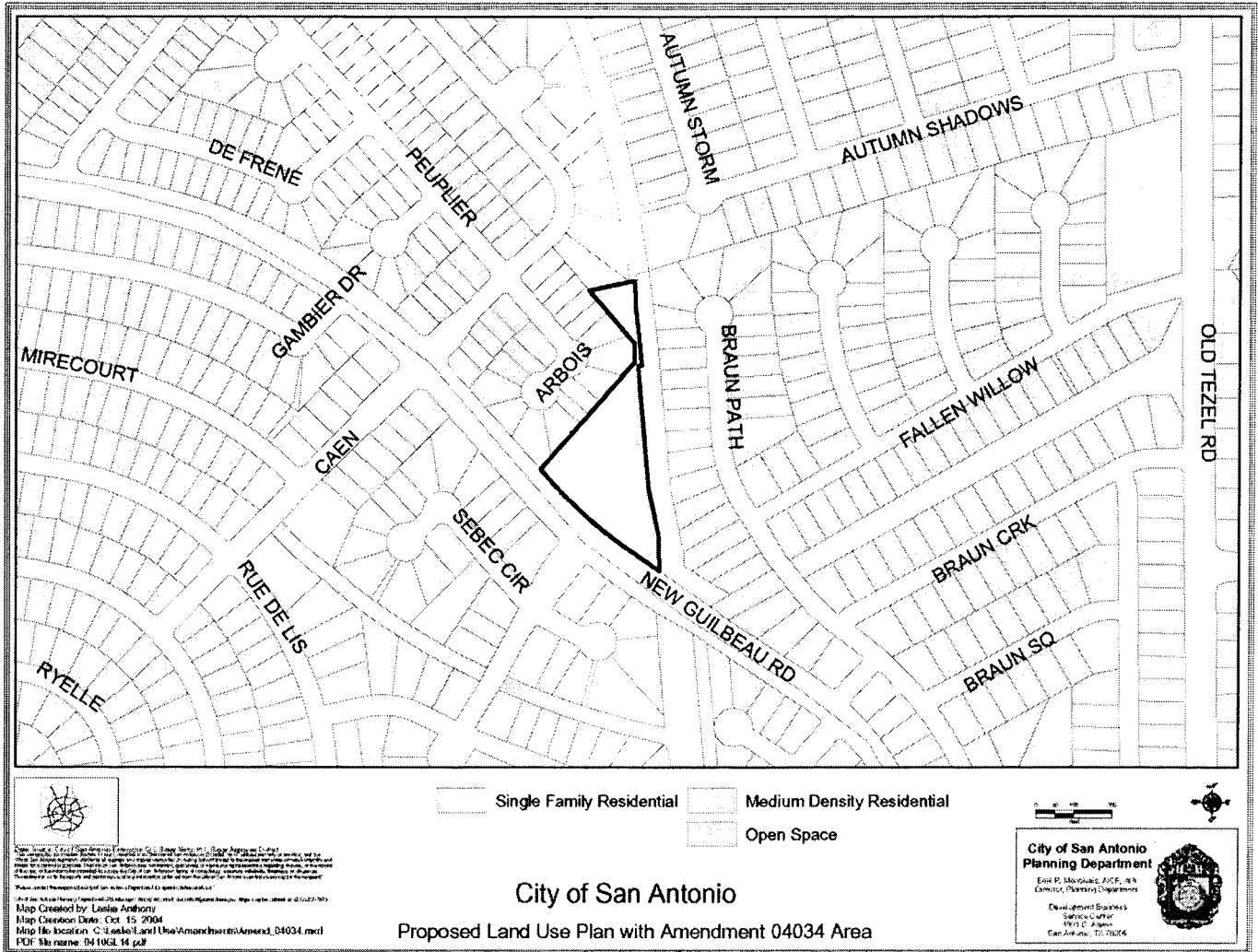
City Attorney

ATTACHMENT I

Land Use Plan as adopted:



ATTACHMENT II Proposed Amendment:



RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SINGLE FAMILY RESIDENTIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 2.38-ACRES LOCATED AT 8900 NEW GUILBEAU ROAD.

WHEREAS, City Council approved the Northwest Community Plan Update as an addendum to the Master Plan on May 27, 2004; 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.

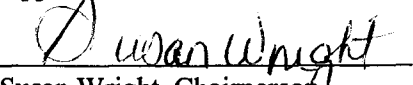
WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations 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 Northwest 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