

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

**PUBLIC HEARING
TIME CERTAIN
ITEM NO 4.1A
2:00PM**

TO: Mayor and City Council

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

SUBJECT: Master Plan Amendment #04021 – South Central San Antonio Community Plan Component (Council District 1)

DATE: November 18, 2004

SUMMARY AND RECOMMENDATIONS

On August 24, 2004, John Elorriaga, on behalf of Phillip Allen, submitted an application 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 1.74 acres located at 1331 and 1339 South Flores Street from Light Industrial land use to Neighborhood Commercial/Medium-High Density Residential land use.

The subject property contains a two-story and a three-story building, both of which are currently vacant. The applicant proposes to rehabilitate both of these structures for use as mixed-use office and loft condominium buildings. The proposed development would create 60 condominium units, mostly one-bedroom and loft units. The project would also include over 11,000 total square feet of office space divided between the first floors of both buildings, fronting on South Flores Street. The subject property is currently zoned I-1 and I-2 and the applicant is seeking Infill Development Zone (IDZ) zoning.

In determining whether Neighborhood Commercial/Medium-High Density Residential land use is appropriate at this location, staff considered the following factors:

Land Use Intensity and Compatibility:

- Abutting the subject property to the west is Posey Steel and Supply, a distributor of steel roofing and other steel materials. To the south, across W Peden Alley, is Wittigs Office Furniture, a warehouse and distribution center for office furniture. East of the subject property, across South Flores Street, are recently renovated office buildings. Abutting the property to the north is a Union Pacific rail line and across this railroad right-of-way is an office building for Car Quest auto parts.

Staff Analysis – While the subject property does abut light industrial uses to the west and the south, these uses are for warehousing and distribution and do not involve manufacturing activities that could be considered a nuisance for the proposed project. Additionally, these warehouse and distribution uses operate only during normal business hours and not in the evenings when most residential units in the proposed project would be in use.

The proposed office space on the first floor fronting South Flores Street is consistent with the surrounding office uses already existing along this street, many of which are recent warehouse to office space conversions. The Plan identifies the intersection of Cevallos, South Flores, and Nogalitos, which lies just one block south of the subject property, as a Transit Oriented Development node where a mix of uses, including office/light commercial, neighborhood commercial, and medium to high-density residential uses are encouraged. South of the property the plan recommends mixed-uses along the South Flores Corridor.

The Plan also recommends that medium-density and high-density residential uses should be located along arterials or thoroughfares. South Flores Street is designated a Secondary Arterial Type B by the City's Major Thoroughfare Plan.

Transportation Network:

- The subject property abuts South Flores Street to the east. The Major Thoroughfare Plan identifies North South Flores Street as a Secondary Arterial Type B (70' to 86' ROW). Additionally, the subject property is located one-half block south of South Alamo Street, which is identified as a Secondary Arterial Type A (86' ROW). Abutting the property to the north is a Union Pacific rail line.

Staff Analysis – Parking for the proposed project is accessed from W Peden Alley, which connects to both South Flores Street and West Cevallos (via Marty Road) so that multiple access routes are available. Potential users of the proposed project can avoid the rail crossing at South Flores Street by going south on South Flores Street to access West Cevallos Street or by accessing West Cevallos Street via West Peden Alley and Marty Road.

Community Facilities:

- The subject property lies approximately 1/3 mile from the San Antonio River and from the Blue Star Arts Complex.

Staff Analysis – No impact to community facilities is expected.

Staff recommends approval of the Master Plan Amendment.

The Planning Commission held a public hearing on October 13, 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

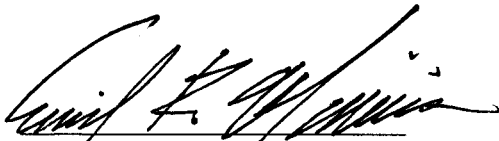
A Master Plan Amendment carries no specific financial commitment to immediate action by the City or partnering agencies.

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

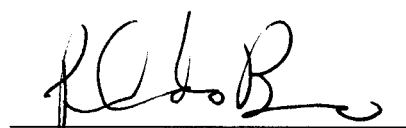
After the Planning Commission makes its recommendation regarding the request, the amendment is forwarded to the City Council for consideration. Independent from the Plan Amendment process, the Zoning Commission considered the rezoning on October 5, 2004 and recommended approval of the rezoning of the property. The rezoning case will be considered by City Council on November 18, 2004 with the Plan Amendment.



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

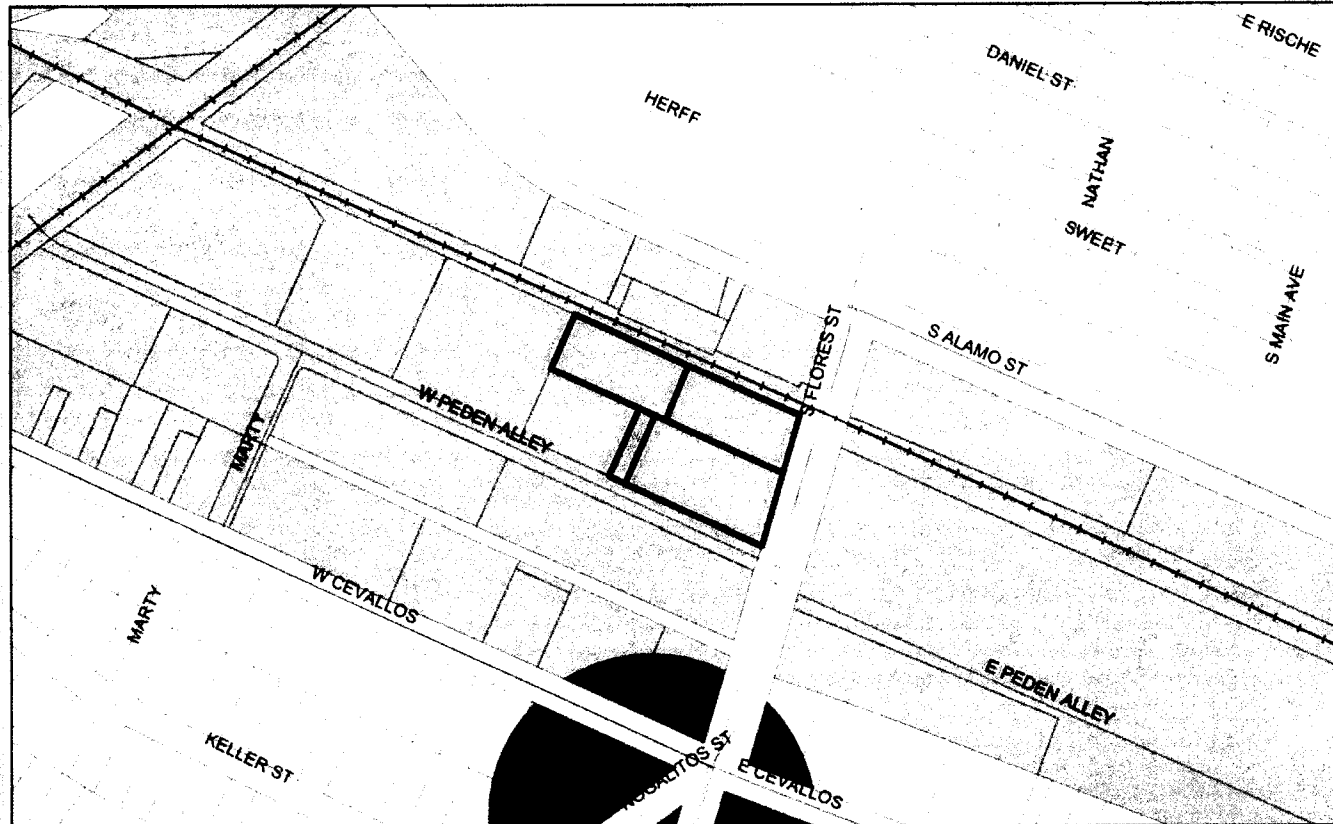


Jelynn LeBlanc Burley
Assistant City Manager



J. Rolando Bono
Interim City Manager

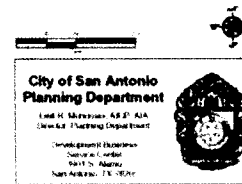
Attachment 1
South Central San Antonio Community Land Use Plan as adopted:



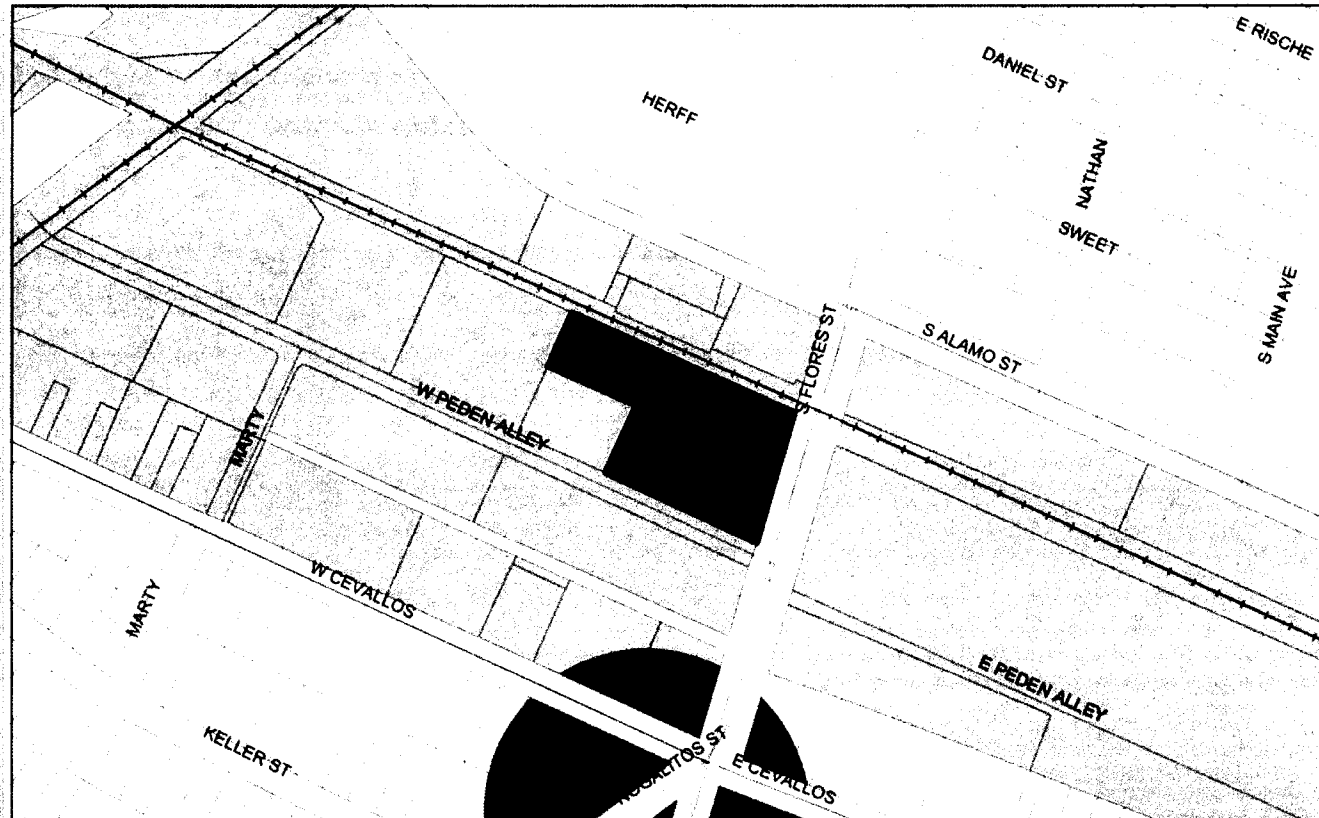
- | | |
|-------------------------|--|
| Low Density Residential | Neighborhood Commercial/ Medium-High Density Residential |
| Light Industrial | Transit Oriented Development |


Map Created by: Leslie Anthony
 Map Creation Date: Sept. 28, 2004
 Map File Location: C:\Leslie\Land Use\Amendments\Amend_04021.mxd
 PDF File Name: 04021GL08.pdf

City of San Antonio
Land Use Plan with Amendment 04021 Area



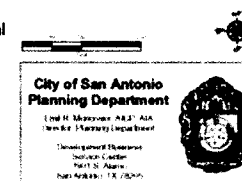
Attachment 2
South Central San Antonio Community Plan as proposed:




 City of San Antonio Planning Department
 1001 N. Main Avenue, Suite 1000
 San Antonio, Texas 78205
 Phone: (214) 755-1000
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 Email: info@cityofsanantonio.org
 Website: www.cityofsanantonio.org
 Map Created by: Leslie Anthony
 Map Creation Date: Sept. 28, 2004
 Map file location: C:\Users\leland\Documents\Amend 04021.mxd
 PDF file name: 0409GL07.pdf

Low Density Residential Neighborhood Commercial/ Medium-High Density Residential
 Light Industrial Transit Oriented Development

City of San Antonio
Proposed Land Use Plan with Amendment 04021 Area



RESOLUTION NO. 04-10-02

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 FROM LIGHT INDUSTRIAL LAND USE TO NEIGHBORHOOD COMMERCIAL/MEDIUM-HIGH DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.74-ACRES LOCATED AT 1331 AND 1339 SOUTH FLORES STREET.

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 October 13, 2004 and **APPROVED** the amendment on October 13, 2004; and

WHEREAS, the San Antonio Planning Commission made a finding that the proposed land use change is consistent with the mixed-used development patterns occurring in this area and is conducive to the positive redevelopment of inner city areas; and


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 13th DAY OF OCTOBER 2004.

Approved:


Susan Wright, Vice-Chairperson
San Antonio Planning Commission

Attest:


Executive Secretary
San Antonio Planning Commission

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 FROM LIGHT INDUSTRIAL LAND USE TO NEIGHBORHOOD COMMERCIAL/MEDIUM-HIGH DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.74-ACRES LOCATED AT 1331 AND 1339 SOUTH FLORES STREET.

*** * * * ***

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 October 13, 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 1.74-acres located at 1331 and 1339 South Flores Street from Light Industrial land use to Neighborhood Commercial/Medium-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 November 28, 2004.

PASSED AND APPROVED on this 18th day of November 2004.

M A Y O R

ATTEST:

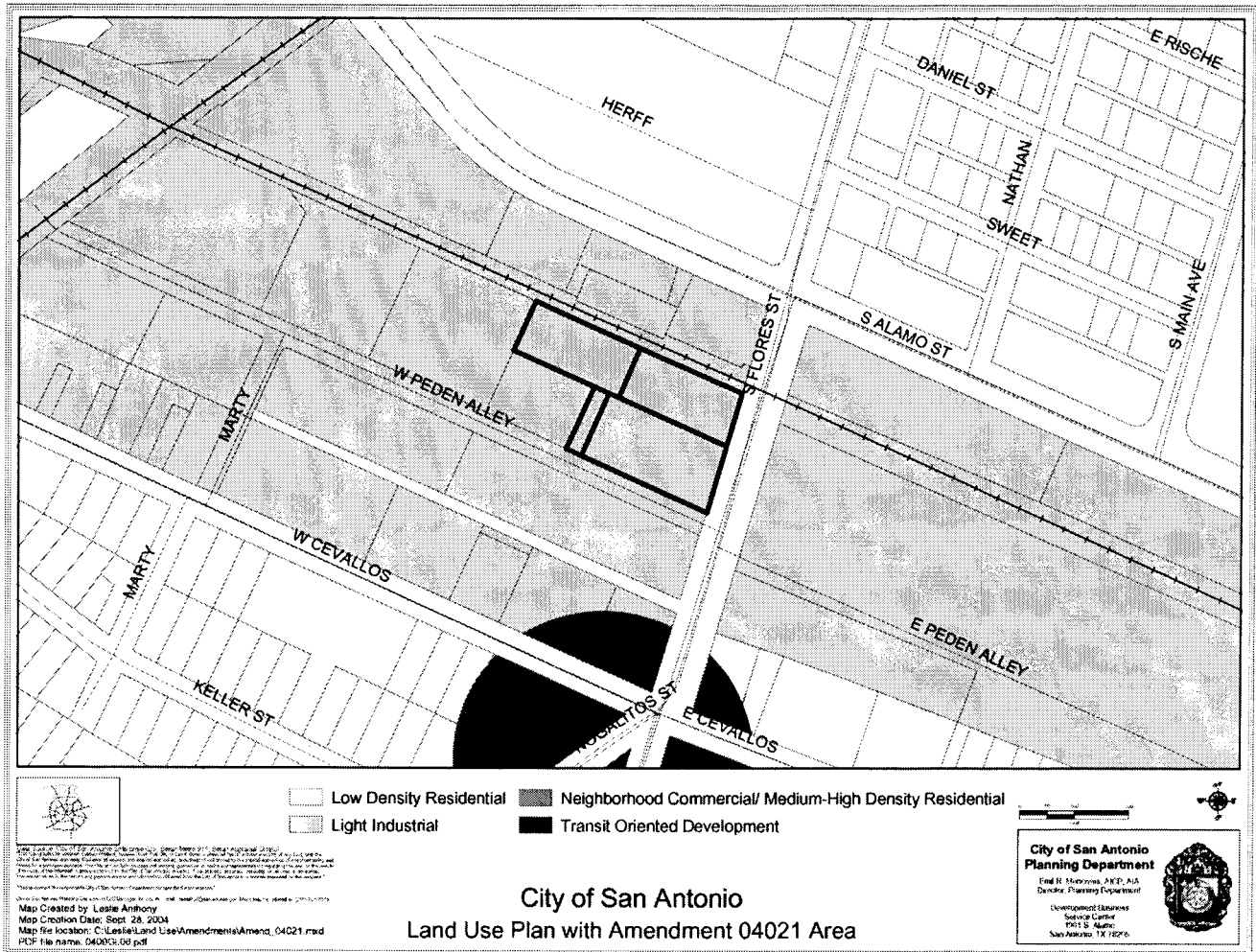
City Clerk

APPROVED AS TO FORM:

City Attorney

ATTACHMENT I

Land Use Plan as adopted August 19, 1999:



ATTACHMENT II

Proposed Amendment:

