



City of San Antonio

Legislation Details (With Text)

File #: 16-5482

Type: Plan Amendment

In control: City Council A Session

On agenda: 11/3/2016

Title: PLAN AMENDMENT # 16073 (Council District 10): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 18.907 acres out of NCB 16587, located in the 7000 Block of East Loop 1604 from "Suburban Tier" to "Specialized Center". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016253)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PA16073 Adopted and Proposed LU Maps, 2. PA16073 Aerial Map, 3. PA 16073 Resolution, 4. Draft Ordinance.pdf, 5. Ordinance 2016-11-03-0877

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

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 16073
(Associated Zoning Case Z2016253)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Suburban Tier

Proposed Land Use Category: Specialized Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 12, 2016. The case was continued from the September 28, 2016 meeting.

Case Manager: Erica Greene, Planner

Property Owner: Santikos Nacogdoches East, LLC.

Applicant: IGX LaMurphy, LLC

Representative: Kaufman & Killen

Location: 7000 Block of Loop 1604 East

Legal Description: 18.907 acres out of NCB 16587

Total Acreage: 18.907 acres

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Loop 1604

Existing Character: Highway

Proposed Changes: None

Thoroughfare: Nacogdoches Road

Existing Character: Primary Arterial

Proposed Changes: None

Public Transit:

The nearest VIA bus routes is #14 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

LU-2

Higher density/intensity tiers are recommended adjacent or proximate to activity centers.

Comprehensive Land Use Categories

Suburban Tier: Suburban Tier uses include both residential and non-residential uses. **RESIDENTIAL:** Low to Medium Density Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. **NON-RESIDENTIAL:** Neighborhood and Community Commercial Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. **LOCATION:** Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Example Zoning Districts:

NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Comprehensive Land Use Categories

Specialized Center: Specialized Center uses non-residential uses. **RESIDENTIAL:** None. **NON-RESIDENTIAL** Heavy Industrial, Business / Office Park Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services. **LOCATION:** Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Example Zoning Districts:

0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Land Use Overview

Subject Property

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

North

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

East

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

South

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

West

Future Land Use Classification

Suburban Tier

Current Use

Vacant Lot

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
- The amendment must uphold the vision for the future of the North Sector Plan.

The subject property is undeveloped. The proposed use for the property is to allow for industrial uses. The proposed amendment to Specialized Center is consistent with the surrounding uses and allows the applicant to seek the appropriate "L AHOD" Light Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District. The proposed amendment to Specialized Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
- Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.
- Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

The Specialized Center land use classification would support the goals of the North Sector pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan. The subject property is not within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Specialized Center land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.

PLANNING COMMISSION RECOMMENDATION: Approval (7-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016253

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District Proposed Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: October 4, 2016