



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3438

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 6/18/2015

**Title:** PLAN AMENDMENT #15043 (Council District 10): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 8.289 acres of land being out P-5 NCB 34917 and P-1 NCB 34958, located at the 5600 Block of East Evans Road, from "Specialized Center" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case #Z2015181 ERZD)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PA 15043 Aerial Map, 2. PA15043 Adopted and Proposed LU Maps, 3. Signed PC Resolution PA15043, 4. Ordinance 2015-06-18-0627

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**  
Plan Amendment 15043  
(Associated Zoning Case # Z2015181 ERZD)

**SUMMARY:**  
**Comprehensive Plan Component:** North Sector Land Use Plan

**Plan Adoption Date:** August 5, 2010

**Plan Update History:** N/A

**Current Land Use Category:** Specialized Center

**Proposed Land Use Category:** Suburban Tier

**BACKGROUND INFORMATION:**  
**Planning Commission Hearing Date:** May 13, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Fair Oaks Mosaic TBY, LLC

**Applicant:** Brown & Ortiz, P.C.

**Representative:** Brown & Ortiz, P.C.

**Location:** Approximately 8.289 acres of land being out P-5 NCB 34917 and P-1 NCB 34958, located at the 5600 Block of East Evans Road

**Total Acreage:** 8.289

**Notices Mailed**

**Owners of Property within 200 feet:** 4

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** 39

**Applicable Agencies:** SAWS Aquifer Protection and Evaluation

**Transportation**

**Thoroughfare:** None

**Existing Character:** N/A

**Proposed Changes:** Proposed frontage from East Events Road

**Public Transit:** None

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** North Sector Land Use Plan

**Plan Adoption Date:** August 5, 2010

**Update History:** N/A

**Goal LU-6, LU-6.1:** Provide incentives for development proposals that create and enhance mayor public streets, open space, cityscape, and important “greenways” into the natural environment.

**Comprehensive Land Use Categories**

**Specialized Center:** Residential: None

**Non-residential:** Heavy Industrial, Business / Office Park

**Generally:** Manufacturing, Wholesaling, warehouses, office parks, laboratories, and regional retail/services

**Permitted Zoning Districts:** O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, and QD.

**Comprehensive Land Use Categories**

**Suburban Tier;** Residential: Low to Medium Density

**Generally:** Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex (sic)); 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

**Permitted 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, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

**Land Use Overview**

Subject Property

Future Land Use Classification: Specialized Center  
Current Use Classification: QD-S (abandoned quarry)

Direction: North  
Future Land Use Classification: County Tier  
Current Use: OCL (vacant)

Direction: East  
Future Land Use Classification: County Tier  
Current Use: OCL (farm house, utility antenna)

Direction: South  
Future Land Use Classification: Mixed Use Center  
Current Use: QD-S (abandoned quarry)

Direction: West  
Future Land Use Classification: Specialized Center  
Current Use: QD-S (abandoned quarry)

#### **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.

While the North Sector Plan provides other areas with the requested land use classification, the proposed Plan Amendment to Suburban Tier will help to convert a very large abandoned quarry with a very intense industrial use and a significant acreage into a development that proposes to create and enhance major public streets, open spaces, the cityscape and important gateway into the natural environment. The development of the subject property with the Suburban Tier use classification will contribute toward the North Sector Plan's vision of compatibility by not significantly altering the existing development pattern.

The subject property is vacant and undeveloped. The change of land use to Suburban Tier provides for consistent and compatible development of vacant infill and underutilized parcels as prescribed by in the North Sector Land Use Plan. The proposed amendment to Suburban Tier use will not significantly alter the land use pattern or character of the immediate area as the proposed change will bring a less intense use to the existing classified industrial use.

##### **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 proposed Plan Amendment to Suburban Tier allows for a concentrated, well structured, and integrated

blend of residential land uses. Therefore, the Suburban Tier use classification will contribute toward the North Sector Plan's vision of compatibility by not significantly altering the existing development pattern. Additionally, the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to North Sector Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The development of the subject property with the Suburban Tier use classification is consistent with the land use designation of the North Sector Plan and compatible with the existing development pattern.

**PLANNING COMMISSION RECOMMENDATION:** Approval. Resolution Attached

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015181 ERZD**

Current Zoning: "QD-S AHOD ERZD" Quarry District Airport Hazard Overlay Edwards Recharged Zone District with a Specific Use Permit for Blasting and Asphaltic Concrete

Proposed Zoning: "R-6 PUD AHOD ERZD" Residential Single-Family Planned Unit Development Airport Hazard Overlay Edwards Recharge Zone District

Zoning Commission Hearing Date: June 2, 2015