



City of San Antonio

Legislation Details (With Text)

File #: 21-1383

Type: Plan Amendment

In control: Planning Commission

On agenda: 2/10/2021

Title: PLAN AMENDMENT PA-2020-11600081 (Council District 10): A request by Buck Benson, representative, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from “Suburban Tier” to “Specialized Center” on 112.35 acres out of NCB 16588, generally located in the 16900 block of Nacogdoches Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700278) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment PA-2020-11600081
(Associated Zoning Case Z2020-10700278)

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: February 10, 2021

Case Manager: Lorianne Thennes, Planner

Property Owner: Babcock Road 165, LTD

Applicant: Arthur Zuniga

Representative: Buck Benson

Location: Generally located in the 16900 block of Nacogdoches Road

Legal Description: 112.35 acres out of NCB 16588

Total Acreage: 112.35 acres

Notices Mailed

Owners of Property within 200 feet: 114

Registered Neighborhood Associations within 200 feet: Rolling Meadows Neighborhood Association

Applicable Agencies: Texas Department of Transportation, Randolph AFB

Transportation

Thoroughfare: North Loop 1604 East

Existing Character: Primary Arterial A

Proposed Changes: None

Thoroughfare: Nacogdoches Road

Existing Character: Secondary Arterial A

Proposed Changes: None

Public Transit: There are no VIA bus routes within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

Goal ED-1: Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

Goal ED-1.3: Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

Comprehensive Land Use Categories

Land Use Category: "Suburban Tier"

Description of Land Use Category: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums. Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. 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.

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, 0-1.5, NC, C-1, C-2, C-2P, RD, UD

Land Use Category: “Specialized Center”

Description of Land Use Category: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services. 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.

Permitted Zoning Districts: 0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, QD

Land Use Overview

Subject Property

Future Land Use Classification: “Suburban Tier”

Current Land Use Classification: Vacant

Direction: North

Future Land Use Classification: “Suburban Tier” and “Regional Center”

Current Land Use Classification: Gas station, restaurants, Rolling Oaks Mall, self-storage

Direction: East

Future Land Use Classification: “Suburban Tier”

Current Land Use Classification: Single-family dwellings, sign shop

Direction: South

Future Land Use Classification: “Suburban Tier”

Current Land Use Classification: Railroad, single-family dwellings, vacant

Direction: West

Future Land Use Classification: “Suburban Tier” and “Regional Center”

Current Land Use: Loop 1604

FISCAL IMPACT: None

Proximity to Regional Center/Premium Transit Corridor

The property is within a regional center and a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The applicant is seeking a Plan Amendment to “Specialized Center,” to rezone to “I-1” General Industrial District to operate a business park. A buffer of “Suburban Tier” land use will be maintained between the proposed “Specialized Center” to create distance and buffering from the adjacent residential uses.

The proposed “Specialized Center” is appropriate for the subject property along Loop 1604 North and would adhere to principles of the North Sector Plan by being near expressways and arterials. The proposed land use is also consistent the “Regional Center” to the northwest of the subject site. Additionally, the request satisfies the goal of the North Sector Plan by “retain[ing] and expand[ing] vibrant retail and commercial uses within...

corridors and/or centers.”

On February 2, 2020, the Zoning Commission recommended Approval of rezoning to “I-1” General Industrial and “C-1” Light Commercial.

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 North 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 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 Air Force Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2020-10700278

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Proposed Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District on 113 acres out of NCB 16588 and "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 14 acres out of NCB 16588

Zoning Commission Hearing Date: February 2, 2021. Zoning Commission recommended Approval.