



City of San Antonio

Legislation Details (With Text)

File #: 17-6269

Type: Plan Amendment

In control: City Council A Session

On agenda: 12/7/2017

Title: PLAN AMENDMENT CASE # 17086 (Council District 1): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "Regional Center" on Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996, located at 8406 and 8404 Speedway Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2017285)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2017-12-07-0943

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Plan Amendment 17086
(Associated Zoning Case Z2017285)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Update History: None

Current Land Use Category: "Suburban Tier"

Proposed Land Use Category: "Regional Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 11, 2017

Case Manager: Erica Greene

Property Owner: Blue Star Properties

Applicant: Maerene Greesen

Representative: James McKnight

Location: 8404 and 8406 Speedway Drive.

Legal Description: Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996

Total Acreage: 0.3177

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Speedway Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #515 is within walking distance of the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

Plan Goals: Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

Comprehensive Land Use Categories

Land Use Category: Suburban Tier

Description of Land Use Category: **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.

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

Comprehensive Land Use Categories

Land Use Category: Regional Center

Description of Land Use Category: **Residential:** High Density Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses. **Non-Residential:** Regional Commercial, Office: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. **Location:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Overview

Subject Property

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Commercial Building

Direction: North

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Commercial Building

Direction: East

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Commercial Building

Direction: South

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Commercial Building

Direction: West

Future Land Use Classification:

Suburban Tier

Current Land Use:

Commercial Building

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center. The subject property is located within a half mile

of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial. Planning Commission (9-0) recommends Approval.

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 applicant requests this Plan Amendment and associated zoning change to allow for a private card club. The subject property is an existing building surrounded by other industrial uses. The proposed amendment to “Regional Center” land use will significantly alter the land use pattern and character of the immediate area as the surrounding land uses are all “Suburban Tier”. The proposed amendment to “Regional Center” is not an appropriate fit that supports the accommodation of growth within this area.

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 “Regional Center” land use classification does not support the goals of the North Sector Plan that strives to encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods. 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.

Staff has an alternate recommendation of “C-2 S” Commercial District with a Specific Use for a Private Social Club/Organization, which is consistent with the current land use designation of “Suburban Tier”. However, the alternate recommendation will require renotification.

ALTERNATIVES:

1. Recommend approval 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: Z2017285

Current Zoning: "I-1" General Industrial District

Proposed Zoning: "C-3NA" General Commercial Nonalcoholic Sales District

Zoning Commission Hearing Date: October 17, 2017