



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-2376  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission

**On agenda:** 4/13/2016

**Title:** Plan Amendment #16033 (Council District 10): A request by Kaufman & Killen (c/o Ashley Farrimond), for approval of a resolution to amend 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 2.25 acres of land out of NCB 15911, located at 11357 North Interstate Highway 35 from "Regional Center" to "Specialized Center". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. PA 16033 Signed Resolution

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

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment 16033  
 (Associated Zoning Case Z2016124)

**SUMMARY:**

**Comprehensive Plan Component:** North Sector Plan

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

**Current Land Use Category:** Regional Center

**Proposed Land Use Category:** Specialized Center

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** April 13, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Rockport Family Partnership, Ltd.

**Applicant:** Rockport Family Partnership, Ltd.

**Representative:** Kaufman & Killen, Inc.

**Location:** 11357 North Interstate Highway 35

**Legal Description:** 2.25 acres of land out of NCB 15911

**Total Acreage:** 2.25 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 3

**Registered Neighborhood Associations within 200 feet:** Valley Forge Neighborhood Association

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Interstate Highway 35

**Existing Character:** Major Highway

**Proposed Changes:** None

**Thoroughfare:** O'Connor Road

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:**

There is #21 VIA bus stop on O'Connor Road within walking distance of the subject property.

**ISSUE:**

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

**Update History:** None

**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**

**Regional Center: Regional Center:** Regional Center uses include both residential and non-residential uses.

**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.** Generally: "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.

**Example Zoning Districts:**

MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

**Comprehensive Land Use Categories**

**Specialized Center:** Specialized Center includes only non-residential uses.

**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**

Regional Center

**Current Use**

Vacant Land

North

**Future Land Use Classification**

Regional Center

**Current Use**

Vacant Land

East

**Future Land Use Classification**

Regional Center

**Current Use**

Boat Storage Facility

South

**Future Land Use Classification**

Regional Center

**Current Use**

Vacant Land

West

**Future Land Use Classification**

Regional Center

**Current Use**

Vacant Land

### **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 serve as storage of recreational

vehicles and boats. The properties that are located around the subject property include several commercial uses which follow the current pattern for development of that area. The amendment upholds the vision for the future of the North Sector Plan as it supports compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis. The proposed amendment to Specialized Center will provide consistency with the surrounding areas and allow the applicant to seek the appropriate "I-1 AHOD" 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 of protecting the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future mixed use development that would be compatible with adjacent uses. 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.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016124**

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "I-1 AHOD" Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: April 19, 2016