



City of San Antonio

Legislation Details (With Text)

File #: 14-1638
Type: Plan Amendment
In control: City Council A Session
On agenda: 8/21/2014
Title: PLAN AMENDMENT #14062 (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 13.135 acres of land out Parcel 3, NCB 15911 located on portions of the 11100 and 11200 Blocks of Interstate Highway 35 North from Regional Center land use to Agribusiness Tier land use. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014191)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Adopted and Proposed LU Maps- PA 14062, 2. Signed PC Resolution, 3. Ordinance 2014-08-21-0635

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:
Plan Amendment 14062

SUMMARY:

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 13.135 acres of land out Parcel 3, NCB 15911 located on portions of the 11100 and 11200 Blocks of Interstate Highway 35 North from **Regional Center** land use to **Agribusiness Tier** land use.

The Department and Planning Commission recommend approval. The proposed amendment to Agribusiness Tier will provide consistency with the proposed use and allow the applicant to seek the appropriate zoning district of "L". The proposed amendment will not alter the land use pattern or character of the immediate area and will allow for development that is compatible with the already existing surrounding area.

BACKGROUND INFORMATION:

Case Manager: Robert Acosta

Applicant: Brown & Ortiz, P. C.

Owner: Crosswinds Land Partnership

Property Location: Portions of the 11100 and 11200 blocks of Interstate Highway 35 North

Acreage: 13.135

Current Land Use of site: Vacant Land

Adjacent Land Uses:

N: Designated Regional Center; occupied by Vacant Land and Industrial Uses

E: Designated Regional Center; occupied by Vacant Land

S: Designated UZROW; occupied by IH-35 Access Road

W: Designated Regional Center; occupied by Commercial and Industrial Uses

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

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 Bullies.

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.

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.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location along IH-35, a major transportation corridor and the existing mix of industrial uses to the north and west makes it appropriate for the Agribusiness Tier land use classification. The North Sector Plan classifies the subject property as Regional Center. The Regional Center land use classification generally includes high intense multi-family residential and commercial uses. The existing surrounding uses, as well as, zoning districts includes a significant mix of general industrial uses. The existing Regional Center land use classification for this area is not appropriate and does not reflect existing conditions on the ground.

The applicant requests this plan amendment and associated zoning change in order to allow the construction and operation of a lift truck (forklift) repair and sales center on a large parcel of undeveloped land. The subject property has a land use classification of Regional Center and is currently zoned C-3 and a lift truck repair and sales center is not permitted by right under the Regional Center classification or the "C-3" zoning designation. The proposed amendment to Agribusiness Tier will provide consistency with the proposed use and allow the applicant to seek the appropriate zoning district of "L". The proposed amendment will not alter the land use pattern or character of the immediate area and will allow for development that is compatible with the already existing surrounding area.

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 proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. It is anticipated that the proposed facility will provide basic services to area businesses

and provide employment opportunities for individuals living within the immediate area or in close proximity to the IH-35 corridor. In addition, development of the subject property at the Agribusiness land use classification would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern.

The amendment must uphold the vision for the future of the North Sector Plan.

The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's relative proximity to existing developed areas will serve to preserve the natural resources found within the planning area. The subject property's location and the mix of adjacent industrial uses make it appropriate for the Agribusiness land Use classification. The proposed land use classification accommodates an array of light industrial and manufacturing/and or warehousing functions that would provide opportunity for future commercial development that would be compatible with adjacent uses and contribute to IH-35 role as a major transportation corridor.

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

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

The proposed amendment to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate area and supports the goals of the North Sector Plan of maintaining and revitalizing the North Sector to retain and expand economic growth along its major corridor and/or centers. The proposed change is not anticipated to pose any negative impact on military operations of Camp Bullis or adversely affect any recreational amenities in the area. In addition, the subject property is within the Northeast Gateway Corridor District (IH-1) and will be subject to the applicable design, landscaping and signage requirements which ensure that development will be consistent with the character of the surrounding area. Adherence will be evaluated as this project moves through the development process.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identifies Crosswinds (Weidner road) as a Secondary Arterial Type A. Wurzbach Parkway is classified as a Super Arterial Type A and IH-35 as a freeway. Telecom is a local street. The neighboring area does not include sidewalks and the nearest VIA bus stop is approximately 5 blocks east at the intersection of Independence Street and O'Connor Road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

COMMUNITY FACILITIES ANALYSIS:

El Dorado Elementary School, NEISD HEROES Stadium and Thousand Oaks Branch Library are in close proximity. The requested land use change should not create any additional demand for community facilities.

ALTERNATIVES:

No action will maintain the current future land use classification of Regional Center land use.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. The proposed amendment to Agribusiness Tier will not significantly alter the land use pattern or character of the immediate area and supports the goals of the North Sector Plan of maintaining and revitalizing the North Sector to retain and expand economic growth along its major corridor and/or centers. The proposed change is not anticipated to pose any negative impact on military operations of Camp Bullies or adversely affect any recreational amenities in the area. In addition, the subject property is within the Northeast Gateway Corridor District (IH-1) and will be subject to the applicable design, landscaping and signage requirements which ensure that development will be consistent with the character of the surrounding area. Adherence will be evaluated as this project moves through the development process.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: July 9, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: June 20, 2014

No. of notices mailed 10 days prior to Public Hearing: 6 to owners of property within 200 feet; 38 to planning team members, and 1 to applicant. There is no registered neighborhood association within 200 feet of subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014191

Current zoning: "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District

Proposed zoning: "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District

Zoning Commission Public Hearing Date: July 15, 2014

Approval.