



City of San Antonio

Legislation Details (With Text)

File #: 17-4503

Type: Plan Amendment

In control: Planning Commission

On agenda: 8/23/2017

Title: PLAN AMENDMENT CASE # 17069 (Council District 2): A request by Decisive Capital Investments for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks/Open Space” and “High Density Residential” to “Heavy Industrial” on 2.887 acres out of NCB 10579, located in the 1000 Block of Creekview Drive. Staff recommends Approval. (Erica Greene, Planner (210)207-7980,erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017230)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PA 17069 Proposed Map, 2. PA 17069 Aerial Map, 3. PA 17069 Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 17069
(Associated Zoning Case Z2017230)

SUMMARY:

Comprehensive Plan Component: Arena District/Eastside Community Plan

Plan Adoption Date: December 4, 2003

Current Land Use Category: “Parks/Open Space” and “High Density Residential”

Proposed Land Use Category: “Heavy Industrial”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 23, 2017

Case Manager: Erica Greene, Planner

Property Owner: Decisive Capital Investments

Applicant: Decisive Capital Investments

Representative: Patrick Christensen

Location: 1000 Block of Creekview Drive

Legal Description: 2.887 acres out of NCB 10579

Total Acreage: 2.887

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: United Homeowners Neighborhood Association

Applicable Agencies: Parks

Transportation

Thoroughfare: Creekview Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit:

The nearest VIA bus route is #4 within walking distance of the subject property.

ISSUE:

Plan Adoption Date: December 4, 2003

Update History: December 4, 2008

Plan Goal 2.1: Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations

Comprehensive Land Use Categories

Parks/Open Space: “Parks/Open Space”, which includes both public and private lands, should preserve neighborhoods and promote economic vitality by providing high quality opportunities to enhance overall attractiveness and livability, maintain property values, improve the health and wellness of the city’s residents, encourage natural resource protection, and promote tourism opportunities. Recreational lands and open spaces should maximize use by surrounding residents and, where possible be located adjacent to proposed school sites, ensure optimum management and conservation of natural waterways, flood plains, and open space areas of unique environmental or historical value, and provide for noise control or visual buffer zones along road and highway rights-of-way using urban forest areas. Examples of this classification are lands that are available for active use (golf courses, playgrounds, and athletic fields), passive enjoyment (trails, plazas, and courtyards), natural areas and reserves, greenway linkages or parkways, greenbelts, urban forests, wetlands, drainages, and utility easements.

High Density Residential: “High Density Residential” provides for compact development consisting of the full spectrum of residential unit types, and includes apartments and condominiums. All residential uses can be found within this classification. “High Density Residential” is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. This classification may be used as a transition between “Low Density Residential” or “Medium Density Residential” uses and non-residential uses. Appropriate buffering should be required between “High Density Residential” uses and other residential uses. “High Density Residential” uses should be located in a manner that does not route traffic

through other residential uses, often in close proximity to commercial and transportation facilities.

Example Zoning Districts:

MF-25, MF-33, MF-40, MF-50

Comprehensive Land Use Categories

Heavy Industrial: This classification includes a mix of heavy manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required. The uses can create a great amount of traffic and noise. This use is not compatible with residential adjacencies and should be separated from residential uses by either an intermediate land use or a significant buffer.

Example Zoning Districts:

I-1, I-2

Land Use Overview

Subject Property

Future Land Use Classification

High Density Residential

Current Use

Vacant Lot

North

Future Land Use Classification

Parks Open Space

Current Use

Vacant Lot

East

Future Land Use Classification

Light Industrial

Current Use

Commercial Business

South

Future Land Use Classification

High Density Residential

Current Use

Vacant Lot

West

Future Land Use Classification

Park Open Space

Current Use

Vacant Lot

Proximity to Regional Center/Premium Transit Corridor

Within the Fort Sam Regional Center but not within a half mile of a Premium Transit Corridor.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

The surrounding properties include a mix of heavy industrial and light industrial land uses. The current land use, "High Density Residential" is not an appropriate fit for this area because there are no residential uses near the subject property. The applicant requests this plan amendment and associated zoning change to allow for a plumbing warehouse. The proposed amendment is an appropriate fit that supports the industrial uses within this area. The proposed amendment to "Heavy Industrial" land use will not significantly alter the land use pattern or character of the immediate area as the proposed change supports the Arena District/Eastside Community Plan that encourages a land use pattern that is responsive to the existing context and is founded upon realistic market expectations. The Heavy Industrial classification supports the Arena District/Eastside Community Plan goals of protecting the neighborhoods by providing them with the necessary improvements to enable redevelopment.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Arena District/Eastside Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017230

Current Zoning: "RE S" Residential Estate District with Specific Use Authorization for a Manufactured Home
Proposed

Zoning: "I-1" General Industrial District

Zoning Commission Hearing Date: September 5, 2017