



City of San Antonio

Legislation Details (With Text)

File #: 16-3253

Type: Plan Amendment

In control: City Council A Session

On agenda: 6/16/2016

Title: PLAN AMENDMENT # 16039 (Council District 3): An Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 202.85 acres of land out of CB 4007, located at 11625 Old Corpus Christi Highway and South IH 37 from "Agribusiness/RIMSE Tier" to "Specialized Center." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016146)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA_16039, 2. Aerial-PA _16039, 3. PA 16039 Signed Resolution, 4. Ordinance 2016-06-16-0491

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 16039
(Associated Zoning Case Z2016146)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Land Use Plan

Plan Adoption Date: September 16, 2010

Plan Update History: None.

Current Land Use Category: Agribusiness/RIMSE Tier

Proposed Land Use Category: Specialized Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 11, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: II Southfork Development, Ltd

Applicant: Nabors Drilling USA, LP

Representative: Michael Kent

Location: 11625 Old Corpus Christi Highway and South IH 37

Legal Description: 202.85 acres out of CB 4007

Total Acreage: 202.85

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Old Corpus Christi Road

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Donop Road

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: IH 37 South

Existing Character: Freeway

Proposed Changes: None

Public Transit: There are no VIA bus routes located near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Update History: None.

Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.

Comprehensive Land Use Categories

Agribusiness/RIMSE Tier: RESIDENTIAL: Farm Homestead Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses; Farm worker housing.

NON-RESIDENTIAL: Agriculture, Light Industrial, Manufacturing, Sports & Entertainment Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate. In addition, research, technology, manufacturing, and allied office parks, with supporting uses such as restaurants, gas stations, and other similar uses, as well as amateur and professional entertainment, sports, and music venues with supporting uses such as restaurants are allowed.

LOCATION: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining non-industrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials. All research, industrial, manufacturing, and sports and entertainment uses can be located next to one another through an appropriate street network and parking design. Buffering may be necessary for certain industrial and manufacturing uses.

Permitted Zoning Districts: FR, I-1, MI-1, BP, RP, L

Comprehensive Land Use Categories

Specialized Center: RESIDENTIAL: None

NON-RESIDENTIAL: Heavy Industrial, Business Park / Office Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services.

SUMMARY: The Specialized Center has three primary locations: surrounding the Toyota Motor Manufacturing Plant, and to the west of Southton Rd, near the rail road in the Northeast Quadrant.

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.

Related Zoning Districts: O-1.5, O-2, C-3, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Land Use Overview

Subject Property

Future Land Use Classification

Agribusiness/RIMSE Tier

Current Use

Vacant

North

Future Land Use Classification

Agribusiness/RIMSE Tier, Specialized Center

Current Use

Vacant, Commercial Building

East

Future Land Use Classification

Suburban Tier, Agribusiness/RIMSE Tier, Rural Estate Tier

Current Use

Vacant, Church, Residential Uses, East Central Development Center

South

Future Land Use Classification

Specialized Center, Agribusiness/RIMSE Tier

Current Use

Vacant, Office Building

West

Future Land Use Classification

Agribusiness/RIMSE Tier

Current Use

IH 37 South, Agricultural Uses

LAND USE ANALYSIS:

Sector Plan Criteria for review:

- The recommended land use pattern identified in the Heritage South Sector 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 Heritage South Sector Plan.

The applicant requests this plan amendment and associated zoning change in order to allow for heavy industrial uses on the subject property. The subject property is currently Agribusiness/RIMSE Tier land use classification. The requested "I-2" zoning is permitted under the Specialized Center land use classification. The requested Specialized Center land use classification 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 proposed amendment upholds the Heritage South Sector Plan goal of locating and ensuring the development of new business locations and non-residential uses which are compatible with adjacent properties. In addition, the subject property is located near an expressway and not residential uses, as recommended in the Heritage South 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 Lackland AFB.
- Significantly alter recreational amenities such as open space, parks, and trails.

The subject property is currently vacant. The requested land use would not significantly alter the subject or surrounding properties. The subject property is also not located within an established neighborhood and will not disrupt the existing character when developed appropriately. The requested land use classification would support the goals of the Heritage South Sector Plan of protecting the existing residential neighborhoods and discouraging developments of incompatible uses. The subject property is not within the boundaries of the Lackland AFB Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends Approval. The development of the subject property with the Specialized Center land use classification is consistent and compatible with the existing development pattern. The development of the subject property with the Specialized Center use classification will contribute toward the Heritage South Sector Plan's vision of marketing Heritage South as a business friendly environment, as well as promoting compatible uses on undeveloped properties.

PLANNING COMMISSION RECOMMENDATION: Approval (7-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016146

Current Zoning: "OCL" Outside City Limits

Proposed Zoning: "I-2" Heavy Industrial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: May 17, 2016