



City of San Antonio

Agenda Memorandum

File Number: 13-1178

Agenda Item Number: P-3.

Agenda Date: 12/19/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:

Plan Amendment 14002

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 use of approximately 5.87 acres of land out of Block 1, NCB 15911, located at the southwest corner of the intersection of Crosswinds Way, Wurzbach Parkway, and O'Connor Road from **Regional Center** to **Specialized Center**.

The Department recommends approval. The Planning Commission recommends approval.

BACKGROUND INFORMATION:

Applicant: Ralph Eugene Mullins

Owner: Catherine H. Garrett and Thomas S. Garrett III

Property Location: The southwest corner of the intersection of Crosswinds Way, Wurzbach Parkway, and O'Connor Road.

Acreage: 5.87

Current Land Use of site: Vacant Regional Center

Adjacent Land Uses:

N: designated Suburban Tier; occupied by a manufactured housing subdivision

E: designated Regional Center; currently unoccupied

S: designated Regional Center; occupied by a warehouse

W: designated Medium Density Residential; occupied by single family residential

ISSUE:

The proposed zoning is not consistent with the Sector 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: N/A

The subject property is an undeveloped parcel which is located in a portion of the plan area with a well-established manufacturing and distribution development pattern. The proposed land use classification, with its attendant office and industrial uses, would serve to facilitate development which is compatible with adjacent land uses. Furthermore, the subject property's location in a portion of the planning area with a high concentration of industrial and distribution uses would serve to preserve natural resources in less developed portions of the planning area. This is supported by **Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.**

Additionally, the North Sector Plan recommends efficient provision of utilities throughout the planning area. The location of the subject property and its proximity to an established regional center would facilitate the provision of utilities by reducing demand for development in areas with a less dense development pattern. This is supported by **Goal UTI-6 Utility investments coordinated in order to accommodate recommended future development.** Also, the development pattern on adjacent properties would facilitate participation storm water management for the planning area by focusing non-residential development away from less densely developed portions of the planning area. This is supported by **Strategy INF-7.1 Continue to manage the capacity and transmission capabilities of the storm drainage network to protect public and private property from damage and prevent degradation of natural resources.**

LAND USE ANALYSIS:

SECTOR PLAN CRITERIA FOR REVIEW:

According to the North Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

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 in an area with an established commercial and industrial development pattern classifies it as an appropriate location for a Specialized Center. Additionally, the subject property's location in the vicinity of other industrial developments, as well as its location in a developed portion of the planning area would help concentrate development in areas that are less environmentally sensitive as well as providing development opportunities that would be complimentary to other established uses in the 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 plan amendment is compatible with adjacent commercial and industrial development. This adjacency, with proper site planning, could serve to provide more efficient provision of utilities and other public services to the subject property. Additionally, the subject property is located in a portion of the planning area with a development fabric which will help focus development away from environmentally sensitive parts of the planning area.

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

The vision of the North Sector Plan is to preserve natural resources in the planning area, enhance the diversity of the housing stock in the planning area, and develop a compatible land use fabric that preserves military readiness, contributes jobs to the economy, and integrates sustainable development patterns. The proposed amendment will contribute to the diversity of employment opportunities in the planning area by further developing the land use fabric in a portion of the planning area with significant existing transportation

infrastructure.

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 subject property is located in a portion of the planning area with an established mix of commercial and warehousing development. The proposed land use classification is compatible due to the subject property's adjacency to these established uses to the east and south. The proposed amendment will not adversely affect the existing character of the immediate area or recreational amenities in the vicinity of the subject property. Additionally, the subject property is approximately 14 miles from Camp Bullis and is not anticipated to pose negative impacts on military operations.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Wurzbach Parkway and O'Connor Road are classified as Super Arterial Type A roadways. Crosswinds Way, which runs immediately east of the subject property, will provide direct access to IH-35 which is approximately 0.3 miles south of the subject property. Access to IH-35 via Crosswinds Way will minimize negative transportation impacts to residential uses in the vicinity of the subject property. No negative impacts are anticipated. There is a VIA transit stop at Tec Com Drive approximately 800 feet west of the subject property.

COMMUNITY FACILITIES ANALYSIS:

The subject property is approximately one mile south of Woodstone Elementary School, and approximately 1.5 miles east of Heroes Stadium. No negative impacts on community facilities are anticipated.

ALTERNATIVES:

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

FISCAL IMPACT:

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

DEPARTMENT RECOMMENDATION:

The Department recommends approval. The proposed Specialized Center classification is compatible with development patterns in the vicinity of the subject property and accommodates an array of uses that are compatible with uses predominant in the vicinity of the subject property and the planning area at large.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: November 13, 2013

Approval. Resolution Attached.

Newspaper Publication Date of Public Hearing: October 25, 2013

No. Notices mailed 10 days prior to Public Hearing: 8 to property owners within 200 feet; 42 to North Sector Planning Team; Valley Forge Residents Association registered neighborhood association within 200 feet

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014015

Current Zoning: "MH AHOD"

Proposed Zoning: "I-1 AHOD"

Zoning Commission Public Hearing Date: November 19, 2013

Approval.