



# City of San Antonio

## Agenda Memorandum

**File Number:** 18-4229

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**Agenda Item Number:** 22.

**Agenda Date:** 7/11/2018

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Plan Amendment 18076

(Associated Zoning Case Z2018248 S)

**SUMMARY:**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

**Plan Update History:** None

**Current Land Use Category:** "General Urban Tier"

**Proposed Land Use Category:** "Regional Center"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 11, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** John C. Cooke

**Applicant:** John C. Cooke

**Representative:** John C. Cooke

**Location:** 10110 Moursund Boulevard

**Legal Description:** Lot 4, NCB 11151

**Total Acreage:** 6.0807

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Planning Department

**Transportation**

**Thoroughfare:** Moursund Boulevard

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Pleasanton Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA route 44 is north of the subject property and within walking distance.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

**Update History:** None

**Plan Goals:** 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**

**Land Use Category:** General Urban Tier

**Description of Land Use Category:** RESIDENTIAL: Medium to High Density Generally: Small tract detached, Multi-Family (apartments, quadrplexes, triplexes, and duplexes; townhouse (condominiums) NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/ work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

**Permitted Zoning Districts:** R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

**Land Use Category:** Regional Center

**Description of Land Use Category:** 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.

**Permitted Zoning Districts:** MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

## **Land Use Overview**

Subject Property

### **Future Land Use Classification:**

General Urban Tier

### **Current Land Use Classification:**

Manufacturing

Direction: North

### **Future Land Use Classification:**

General Urban Tier

### **Current Land Use Classification:**

Apartments

Direction: East

### **Future Land Use Classification:**

Civic Center, Natural Tier

### **Current Land Use Classification:**

San Antonio Police Training Academy

Direction: South

### **Future Land Use Classification:**

Suburban Tier

### **Current Land Use Classification:**

Steelhead Inc.

Direction: West

### **Future Land Use Classification:**

General Urban Tier, Agribusiness RIMSE Tier

### **Current Land Use:**

Automotive, Feed Store, Residences

### **FISCAL IMPACT:**

None

## **Proximity to Regional Center/Premium Transit Corridor**

The subject property is not within a Regional Center or a Premium transit Corridor.

## **RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval .

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 Heritage South 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 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 Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The property owner proposes to use the property to expand the WaterFleet Inc. manufacturing operations of leasing out specialized equipment such as mobile rigs that deliver potable water and wastewater management. The adjacent property and the property in question that currently house the manufacturing business were established prior to the adoption of the Heritage South Sector Plan in 2010 and have nonconforming use rights. However, the expansion will void the nonconforming use rights and require the owner to rezone the property and align the land use to the appropriate zoning district. "Regional Center" is the only land use category that will allow the property owner to seek the "C-3" General Commercial zoning, as well as match the zoning to the property to the south that is currently "C-3". The change would be in line with the Heritage South Sector's goal ED-1 to advance goals of Mission Verde relative to "green" jobs and industries. In addition, the property is within close proximity to Loop 410 and future development of further commercial uses would be appropriate and the further away the intensity of uses should gradually decrease.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Heritage South Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018248S**

Current Zoning: "C-2NA" Commercial Nonalcoholic Sales District

Proposed Zoning: "C-3 S" General Commercial with Specific Use Authorization for a Machine Shop

Zoning Commission Hearing Date: July 17, 2018