



City of San Antonio

Agenda Memorandum

File Number: 19-3848

Agenda Item Number: 14.

Agenda Date: 5/8/2019

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment PA-2019-11600020

(Associated Zoning Case Z-2019-10700074)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: “Suburban Tier”

Proposed Land Use Category: “Specialized Center”

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 8, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Nardis Investment Co.

Applicant: Nardis Investment Co.

Representative: Greg Thurman

Location: Generally located northeast of Loop 1604 at Nacogdoches Road.

Legal Description: 3.303 acres out of NCB 16584

Total Acreage: 3.303

Notices Mailed

Owners of Property within 200 feet: 2

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Transportation

Thoroughfare: North Loop 1604

Existing Character: Principle

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 640, 641 and 642

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

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 Bullis.
- Goal LU-3.3: Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.

Comprehensive Land Use Categories

Land Use Category: "Suburban Tier"

Description of Land Use Category:

Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

Permitted Zoning Districts: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, O-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Comprehensive Land Use Categories

Land Use Category: "Specialized Center"

Description of Land Use Category:

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.

Permitted Zoning Districts: O-1.5, O-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Land Use Overview

Subject Property

Future Land Use Classification:

"Specialized Center"

Current Land Use Classification:

"Suburban Tier"

Direction: North

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Vacant

Direction: East

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Vacant

Direction: South

Future Land Use Classification:

“Regional Center”

Current Land Use Classification:

Rolling Oaks Mall

Direction: West

Future Land Use Classification:

“Suburban Tier” and “Regional Center”

Current Land Use:

Vacant and Warehouses

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Rolling Oaks Regional Center and is located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

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.
- 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 North 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.

The proposed land use amendment from “Suburban Tier” to “Specialized Center” is requested in order to rezone the property to “I-2 S” to allow for ammunition manufacturing. This is consistent with north Sector Plan’s goals to enhance economic development along major transportation routes and promotes job growth to achieve the City’s diversified business targets. The current Land Use Classification does not match the existing zoning of “I-1” and this Plan Amendment will correct that.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2019-10700074

Current Zoning: “I-1 AHOD” General Industrial Airport Hazard Overlay District

Proposed Zoning: “I-2 S AHOD” Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Ammunition Manufacturing.

Zoning Commission Hearing Date: May 21, 2019