



City of San Antonio

Agenda Memorandum

File Number: 14-1558

Agenda Item Number: P-7.

Agenda Date: 8/7/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:

Plan Amendment 14057

SUMMARY:

A 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 future land use of 4.337 acres out of Lot 21, NCB 14941 located on a portion of the 5300 Block of Leonhardt Road and the 4000 Block of Rail Drive from **Suburban Tier** to **Specialized Center**.

The Department and Planning Commission recommend approval. The change to Specialized Center will not significantly alter the land use pattern or character of the immediate area.

BACKGROUND INFORMATION:

Applicant: Memo's Landscaping and Lawn care, by Christine Hernandez

Owner: Delmar E. Wurzbach, Jr.

Property Location: 4.337 acres out of Lot 21, NCB 14941 located on a portion of the 5300 Block of Leonhardt Road and the 4000 Block of Rail Drive

Acreage: 4.337

Current Land Use of Site: Vacant Lot

Adjacent Land Uses:

N: Designated Suburban Tier, occupied by Single Family Residential

E: Designated Suburban Tier, Vacant

S: Designated Suburban Tier, Wrecker Yard

W: Designated Suburban Tier, Fencing Contractor

ISSUE:

The proposed zoning is not consistent with the future land use 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: None

Plan Goals:

North Sector Plan Vision:

Provide a compatible land use fabric that preserves military readiness, contributes high quality jobs to the regional economy, recognizes and respects private property rights and integrates sustainable development patterns.

Goal ED-1 Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis

LAND USE ANALYSIS/SECTOR PLAN CRITERIA FOR REVIEW :

The recommended land use pattern identified in the North Sector Plan Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.

The North Sector Plan classifies the subject property as Suburban Tier. Suburban Tier generally includes small and large tract attached and detached single family; Multi-family housing as well as retail and service oriented business. The existing surrounding land use development pattern has not developed in accordance to the North Sector Plan's intent of Suburban Tier development pattern. The existing uses as well as zoning district consists of intense commercial and industrial land uses, due to the proximity of the rail line and Major Thoroughfares in the vicinity. Although there are detached single family subdivisions in the immediate area of the industrial land use area, the proposed development would enhance service delivery to the community. The subject property is vacant undeveloped large parcel of land. The proposed amendment will allow the plan's objective in maintaining and revitalizing the North Sector to retain and expand vibrant and compatible land uses retail and commercial uses within IH-35 Corridors, and/or centers.

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; as well as uphold the vision for the future of the North Sector Plan.

The change to Suburban Tier will not significantly alter the land use pattern or character of the immediate area as the existing development with the additional proposed development is compatible. The purpose of this plan amendment request is to accommodate for a moderately intense commercial land use not allowed by right in Suburban Tier. The proposed Specialized Center land use classification is also compatible with the North Sector Plan's vision of enhancing employment opportunities. The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's location, as well as its relative existing developed areas will serve to preserve natural resources found within the planning area. The proposed land use classification does not hinder future commercial development that would be compatible with adjacent uses.

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.

Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Lackland.

c. Significantly alter recreational amenities such as open space, parks, and trails.

The purpose of this plan amendment request is to accommodate for an additional less intense light industrial/commercial development not allowed by right in General Urban Tier or Mixed Use Tier. The current classification of Suburban Tier allows less intense commercial and no light industrial land use by right. The

existing land use pattern has established intense land uses with no abutting residential neighborhoods. The associated zoning district required to implement the proposed development on the subject property requires a greater intense land use classification and thus the need to request a change in the land use plan. The subject property is located in an area that exists with intense commercial/light industrial land use development. The property abuts the Union Pacific Rail line on the east and fronts Rail Street on the west as well as Leonhardt Road on the north. It is located within an area of compatible uses which will contribute to sustainable development pattern. The area abuts the Wurzbach Parkway on the south and is in the vicinity of the IH 35 Corridor. The proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identified Wurzbach Parkway, located one block south of the subject property, as a Super Arterial Type A roadway. East of the subject property is IH 35, identified by the Major Thoroughfare Plan as an Expressway. Several VIA bus stops are located nearby on Leonhardt Road serve by the 640 route. The existing transportation infrastructure could support any additional traffic generated by the requested land use change. The property would be accessed from Rail Drive.

COMMUNITY FACILITIES ANALYSIS:

There are a few schools and community facilities within the general vicinity of the subject property but not immediate to the subject property.

ALTERNATIVES:

No action will maintain the current future land use classification of Suburban Tier.

FISCAL IMPACT:

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

DEPARTMENT RECOMMENDATION:

Approval. Specialized Center is consistent with the existing land pattern and the established Industrial land uses abutting the subject property. This location is suitable for the proposed amendment as recommended by the North Sector Plan, which recommends that Specialized Centers be located near expressways, arterials, and railroad line. In addition they can meet the needs of the community and further continue future expansion of the services consistent with the Goals and Objectives of the North Sector Plan.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: June 25, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: June 5, 2014

No. of notices mailed 10 days prior to Public Hearing: 17 to owners of property within 200 feet; 11 to planning team members, and 1 to applicant and 2 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Citizen on Alert and El Dorado Homeowners Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014184

Current Zoning: "C-3" Commercial District & "I-1" Industrial District

Proposed Zoning: "I-1" Industrial District

Zoning Commission Public Hearing Date: July 1, 2014

Approval.