



City of San Antonio

Agenda Memorandum

File Number: 14-1918

Agenda Item Number: P-3.

Agenda Date: 9/18/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Plan Amendment 14059

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 future land use of Lots 15 and 18, Block 11, NCB 19216 located on a portion of the 20900 - 21000 Blocks of Gathering Oak from **Rural Estate Tier** land use to **Regional Center** land use.

The Department and Planning Commission recommend approval. The subject property's location along a collector street and in an area that has seen rather extensive development, coupled with its close proximity to Wilderness Oak and Blanco Road, two major roadways make it appropriate for Regional Center land use classification.

BACKGROUND INFORMATION:

Case Manager: Robert C. Acosta

Applicant: P.W. Christensen, P.C.

Owner: Productive Management Partners

Property Location: 20900 Block of Gathering Oak

Acreage: 0.833

Current Land Use of site: Vacant Lot

Adjacent Land Uses:

N: Designated Rural Estate Tier; occupied by Office and Business Park

E: Designated Rural Estate Tier; occupied by Vacant Land and Library

S: Designated Rural Estate Tier; occupied by Day Care and Retail Uses

W: Designated Rural Estate Tier; occupied by Vacant Land

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:

LU-6.5 Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.

LAND USE ANALYSIS:

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.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location in close proximity to Blanco Road and Wilderness Oak both major roadways, makes the area appropriate for more intense commercial development. The North Sector Plan classifies the subject property as Rural Estate Tier. Rural Estate Tier generally includes large-tract, detached, single-family housing and small-scale commercial uses. Rural Estate Tier does not meet Land Use Goal 6.5 which encourages visually and functionally compatible development (with surrounding areas) by maintaining a massing and density of development. The existing uses consist of more intense community- scale commercial uses and "C-3" Commercial District zoning. The existing Rural Estate Tier classification for this area is not appropriate and does not reflect existing conditions on the ground. All surrounding development was constructed under "C-3" standards, not "O-1", "NC", or "C-1" as required by the Rural Estate Tier designation.

The applicant, who also owns the adjoining facility, requests this plan amendment and associated zoning change in order to expand his operation and construct an office/warehouse structure for a construction contractor facility on the adjacent subject property. The subject property is currently zoned "C-3" and a construction contractor facility is not permitted by right. The subject property's location along a collector street and in an area that has seen rather extensive development, coupled with its close proximity to Wilderness Oak and Blanco Road, two major roadways make it appropriate for Regional Center land use classification. The proposed amendment to Regional Center will provide consistency with the surrounding areas and allow the applicant to seek the appropriate "C-3 S" zoning district. The proposed amendment to Regional Center land use 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 amendment must uphold the vision for the future of the North Sector Plan.

The current land use classification encourages development of the area as residential or with small-scale commercial uses. However, this area is near Camp Bullis and the North Sector Plan acknowledges that developing residential uses around Camp Bullis could interfere with military training operations at the facility as well as generating complaints from residents of noise generated by aviation and/or firing range training activities. The North Sector Plan only provides for low impact industrial uses within very intense land use categories; however, developed with appropriate buffering and screening, low impact industrial uses can be compatible in areas developed under the current "C-3" zoning. The proposed land use classification provides for 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.**
 - 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 requested Regional Center classification would provide opportunity for future development that would be compatible with adjacent uses. Gathering Oaks is an existing retail and service enclave that buffers large lot residential uses to the east from Camp Bullis to the west. The proposed amendment for an office/warehouse construction contractor facility will not generate the traffic, noise or light pollution generally associated with other high intense commercial uses and will not alter in any way the area's recreational amenities. Due to its close proximity to Camp Bullis, the subject property is within the Military Sound Attenuation Overlay (MSAO) and the Military Lighting Overlay (MLOD) Districts. The overlay districts impose development standards meant to protect the area's natural resources, the Military's training mission, and to ensure development consistent with the character of the surrounding area. Adherence will be evaluated as this project moves through the development process.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City's Major Thoroughfare Plan identifies Blanco Road and Wilderness Oak as Secondary Arterial Type A. Ranch Oak is a local street. Gathering Oak is a collector. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is no mass transit system in the immediate area. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

COMMUNITY FACILITIES ANALYSIS:

Rolling Hills Catholic School and Wilderness Oaks Elementary School are within walking distance. Panther Springs Park and Library are in close proximity. The requested land use change should not create any additional demand for community facilities.

ALTERNATIVES:

No action will maintain the current future land use classification of Rural Estate 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. The subject property's location along a collector street and in an area that has seen rather extensive development, coupled with its close proximity to Wilderness Oak and Blanco Road, two major roadways make it appropriate for Regional Center land use classification. The proposed amendment to Regional Center will provide consistency with the surrounding areas and allow the applicant to seek the appropriate "C-3 S" zoning district. The proposed amendment to Regional Center land use 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.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: July 9, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: June 20, 2014

No. of notices mailed 10 days prior to Public Hearing: 6 to owners of property within 200 feet; 38 to planning team members, and 1 to applicant. There is no registered neighborhood association within 200 feet of subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014180 S ERZD

Current zoning: "C-3 MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District

Proposed zoning: "C-3 S MSAO-1 MLOD-1 ERZD" General Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with a Specific Use Authorization for a Construction Contractor Facility

Zoning Commission Public Hearing Date: August 19, 2014

Approval.