



City of San Antonio

Agenda Memorandum

File Number: 15-1324

Agenda Item Number: P-7.

Agenda Date: 2/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick J. Sanchez

COUNCIL DISTRICTS IMPACTED: District 9

SUBJECT:

Plan Amendment 15015

(Associated Zoning Case Number Z2015077 S ERZD)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Mixed Use Center

Proposed Land Use Category: Regional Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 28, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Santikos Legacy Ltd. & Mid-Loop Inc.

Applicant: Tesla Motors

Representative: Tesla Motors (Matthew Mefford)

Location: Approximately 5 acres out of NCB 15671. Generally located on the east side of US Highway 281, between East Sonterra Boulevard and Loop 1604 (2106 East Sonterra Boulevard and 2103 North Loop 1604 East).

Total Acreage: 4.563 acres

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Planning Team: 38

Applicable Agencies: None

Transportation

Thoroughfare: US Hwy 281

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Loop 1604 E

Existing Character: Freeway

Proposed Changes: None

Thoroughfare: Sonterra Boulevard

Existing Character: Local Street

Proposed Changes: None

Public Transit:

There is no public transportation system in the immediate area.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2015

Update History: None

ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

Comprehensive Land Use Categories

Mixed Use Center: Mixed Use Center uses include both residential and non-residential uses. **RESIDENTIAL** uses are typically very High Density. Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses. **NON-RESIDENTIAL** uses include Community Commercial, Office, and Mixed Use. Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses. **LOCATION:** Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.

Example Zoning Districts:

MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, and MPCD

Comprehensive Land Use Categories

Regional Center: Regional Center uses include both residential and non-residential uses. **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.

Example 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

Mixed Use Center

Current Use

Commercial Use

North

Future Land Use Classification

Mixed Use Center and Natural Tier

Current Use

Vacant land

East

Future Land Use Classification

Regional Center

Current Use

Commercial Uses

South

Future Land Use Classification

UZROW

Current Use

Loop 1604E

West

Future Land Use Classification

Mixed Use Center

Current Use

Commercial Uses

LAND USE ANALYSIS:

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.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location along Loop 1604 makes the area appropriate for more intense residential and commercial development. The subject property is located in an area that is currently zoned C-3 and has seen rather

extensive development. The applicant requests this plan amendment and associated zoning change in order to construct a facility to provide motor vehicle sales. The subject property is currently zoned “C-3” and motor vehicle sales are permitted by right under this zoning district, however, the current zoning is not consistent with the current land use designation. Additionally, due to its location within the Edwards Recharge Overlay Zone, a rezoning for a Specific Use Authorization is required thus the need to request a change in land use plan. 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 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 Camp Bullis.
- Significantly alter recreational amenities such as open space, parks, and trails.

The subject property is located in an area that has experienced extensive development. The subject property’s location along Loop 1604 and the general surrounding conditions, which include a mix of community scale residential and commercial developments that are consistent with a Regional Center land use, make it appropriate for the Regional Center classification. The Regional Center land use classification would support the goals of the North Sector of protecting the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. Additionally, the subject property is within the boundaries of the Camp Bullis Influence Area, however, the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Greater Dellview Area Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

The subject property’s location along a major roadway and in an area that has seen rather extensive commercial development, 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:

Pending Consideration

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015062

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

Proposed Zoning: "C-3 S ERZD MLOD-1" General Commercial Edwards Recharge Zone Camp Bullis Military Lighting Overlay District with a Specific Use Authorization for Motor Vehicle Sales and Tire Repair - Auto and Small Truck (Sales/Install ONLY, No Mechanical Service Permitted)

Zoning Commission Hearing Date: February 3, 2015

Zoning Commission Recommendation:

Pending Consideration