



City of San Antonio

Legislation Details (With Text)

File #: 14-1251

Type: Plan Amendment

In control: City Council A Session

On agenda: 6/19/2014

Title: PLAN AMENDMENT #14038 (District 9): 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 a 7.415 acre tract of land located at 18952 Redland Road from Suburban Tier to Regional Center on 3.511 acres and Specialized Center on 3.904 acres. Staff recommends denial. Planning Commission recommends approval. (Associated Zoning Case # Z2014138 S ERZD)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps_PA14038, 2. PC Resolution PA14038 Revised (Signed), 3. 14-1251 PA 14038 DRAFT ORDINANCE, 4. Ordinance 2014-06-19-0504

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 9

SUBJECT:

Plan Amendment 14038

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 a 7.415 acre tract of land located at 18952 Redland Road from **Suburban Tier** land use to **Regional Center** on 3.511 acres and **Specialized Center** land use on 3.904 acres.

The Department recommends denial. The Planning Commission recommends approval. The Development Services Department is initiating this application to amend the plan to correct an administrative error that occurred regarding the zoning of this property prior to the adoption of the North Sector Plan. Staff recommends an alternative action to make the zoning consistent with existing land uses and avoid the need to amend the plan.

BACKGROUND INFORMATION:

Applicant: City of San Antonio

Owner: Hills Subdivision Partnership Ltd.

Property Location: 18952 Redland Road

Acreage: 7.415

Current Land Use of site: Child Care Center, Office, Awning Installation, and Contractor Facility

Adjacent Land Uses:

N: Designated Suburban Tier; occupied by vacant land

E: Designated Suburban Tier; occupied by office and contractor facility

S: Designated Suburban Tier; occupied by vacant land

W: Designated Suburban Tier; occupied by RV and boat storage

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:

Goal LU-1, Objective LU-1.1: Locate buffers between high density/intensity uses that are potentially incompatible.

Goal LU-6, Objective 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.

Regional Commercial and Specialized Tier is not appropriate for this location. The North Sector Plan requires high intensity uses to be located at major intersection of arterials or having an access to Expressways. The subject property does not meet location criteria of the plan.

LAND USE ANALYSIS:

In August 2006, property owners of the subject property obtained a Zoning Verification Letter from the Development Services Department of City of San Antonio stating that the subject property was zoned “C-3 NA ERZD” and “I-1 S ERZD”. The letter was issued in error as a result of the rezoning of the adjacent property approved by City Council on April 13, 1994 (Ordinance #82050). The actual zoning for the subject property is “R-6 ERZD”. In order to correct this administrative error, the Development Services Department is initiating a plan amendment and rezoning of this property consistent with the information provided to the property owners through the Zoning Verification process. The plan amendment and rezoning of the property would allow the existing uses on the property to become conforming to the zoning district designation. It should be noted that the North Sector Plan was adopted in 2010, 4 years after the zoning verification letter was issued in error to the property owners.

“C-3 NA ERZD” and “I-1 S ERZD”, which will accommodate a Child Care Center and Office uses, and Contactor Facility respectively, are high intensity zoning districts that are not consistent with the current land use designation, Suburban Tier, of the subject property. Suburban Tier allows up to “C-2” Commercial District and it doesn’t allow any industrial district.

The aforementioned existing uses can be achieved via the Conditional Use provision of the Unified Development Code (UDC) Section 35-422. This provision enables the rezoning of the subject property to “C-2 ERZD” and “C-2 CD ERZD” Conditional Use for a Contractor Facility. Child Care uses are permitted by right

in “C-2” zoning district. This approach will not require a plan amendment. Therefore, staff recommends denial of the proposed plan amendment and proposes to proceed forward with “C-2 ERZD” and “C-2 CD ERZD” zoning change process without a plan amendment. This will allow the land use plan to stay intact and consistent for this area.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Both Regional Center and Specialized Tier land use classifications of the North Sector Plan require that these uses to be located at or near Expressways or major intersections of arterials due to the nature of their high intensity uses. This section of Redland Road is a two-lane street that is designated as Secondary Arterial Type A in the Major Thoroughfare Plan of the City. The subject property is not located at an intersection that would support land uses with such intensity. In addition, current capacity of Redland Road, two-lane street, may not support the additional traffic generated by the land use change.

COMMUNITY FACILITIES ANALYSIS:

San Antonio Christian School is the only community facility in the area and it is located 1400 feet west of the subject property, between the subject property and Highway US 281. Traffic generated by this land use change may have an adverse impact on the school traffic.

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:

Denial. Regional Commercial and Specialized Tier is not appropriate for this location. The North Sector Plan requires high intensity uses to be located at major intersection of arterials or having an access to Expressways. The subject property does not meet location criteria of the plan.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: April 23, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: April 3, 2014

No. of notices mailed 10 days prior to Public Hearing: 11 to owners of property within 200 feet; 39 to planning team members, and 1 to the registered neighborhood association.

Registered Neighborhood Association (s) Notified: Redland Ridge is within 200 feet of the subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014138 S ERZD

Current zoning: R-6 ERZD MLOD-1

Proposed zoning: C-3NA S ERZD MLOD-1 (Specific Use Authorization for a Contractor Facility), I-1 S ERZD MLOD-1 (Specific Use Authorization for a Contractor Facility)

Zoning Commission Public Hearing Date: May 6, 2014, continued to May 20, 2014.

Approval.