



City of San Antonio

Legislation Details (With Text)

File #: 14-2595
Type: Plan Amendment
In control: City Council A Session
On agenda: 11/6/2014
Title: PLAN AMENDMENT # 14079 (District 3): An Ordinance amending the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 4, Block 1, CB 4167A located at 3890 South Loop 1604 East from Rural Estate Tier to Specialized Center. Staff and Planning Commission recommend approval. (Associated Zoning Case Z2014261)
Sponsors:
Indexes: Zoning Case
Code sections:
Attachments: 1. PA 14079_Attachment 1, 2. PA 14079_ResolutionSign, 3. Ordinance 2014-11-06-0862

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:
Plan Amendment 14079

SUMMARY:
An Ordinance amending the future land use plan contained in the **Heritage South Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 4, Block 1, CB 4167A located at 3890 South Loop 1604 East from **Rural Estate Tier** to **Specialized Center**.

BACKGROUND INFORMATION:

Case Manager: Ernest Brown, Planner

Applicant: City of San Antonio, (Development Services Department)

Owner: SMBC Leasing and Finance, Inc.

Property Location: 3890 South Loop 1604 East

Acreage: 36.266

Current Land Use of site: Designated Public/Institutional; occupied by vacant structure.

Adjacent Land Uses:

N: Designated Civic Center; occupied by Elementary School.

E: Designated Suburban Tier and Rural Estate Tier; occupied by vacant property.

S: Designated Rural Estate Tier; occupied by vacant property.

W: Designated Rural Estate Tier; occupied by vacant property.

Comprehensive Plan Analysis:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Update History: None

Plan Goals:

Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.

LAND USE ANALYSIS:

SECTOR PLAN CRITERIA FOR REVIEW:

According to the Heritage South Sector Plan, plan amendments should only be considered after careful review of various factors and a public hearing by the Planning Commission and City Council. These factors should include, but may not be limited to, the following items:

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

The subject property is an unincorporated area but within the city's ETJ. There is no zoning or land use authority within the ETJ or County. The property was excluded from a recent City South annexation area in early 2014 due to the Non-Annexation Agreement, however, due to the change in use, the property is under consideration for annexation for Limited Purposes. Annexation for Limited Purposes extends land use regulations, zoning and additional municipal codes related to building and development. The subject property is currently under development, as an office/warehouse with manufacturing /fabrication uses. The proposed amendment will accommodate the development under construction and is in keeping with the surrounding area uses near the subject property and creates an appropriate site for the proposed development. The proposed amendment is appropriate for the respective area due to its location along a Major Thoroughfare.

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 Heritage South Sector Plan.

The proposed amendment will provide additional opportunities for individuals to develop these properties for non-residential uses in locations that do not interfere with residential uses. The proposed amendments support this vision by expanding the potential uses of the subject property while recognizing and respecting the surrounding existing 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.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The land use in this area is a mix of rural residential, farm and ranch, agricultural and industrial land uses. The proposed amendment will not significantly alter acceptable land use patterns. The amendment will not adversely affect the existing character of the immediate area. Rather, the amendment acknowledges the existing land uses and will create a land use that supports compatible activities.

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

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:

The subject property is in an unincorporated area but within the city's ETJ. The proposed amendment for a Specialized Center is appropriate for the respective area due to its location along a Major Thoroughfare. Specialized Center is suitable for the property location as recommended by the Heritage South Sector Plan, which recommends providing seeds of economic development and growth while **preserving** and respecting the history, values, and natural resources of the area.

PLANNING COMMISSION RECOMMENDATION

Meeting and Public Hearing Date: September 24, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: September 4, 2014

No. of notices mailed 10 days prior to public Hearing: 5 to owners within 200 feet; 37 to planning team members

Registered Neighborhood Association (s) Notified: None

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014261

Current Zoning: Newly Annexed Territory

Proposed Zoning: "I-2" Heavy Industrial District

Zoning Commission Public Hearing Date: October 7, 2014

Approval.