



City of San Antonio

Legislation Details (With Text)

File #: 16-3915
Type: Plan Amendment
In control: City Council A Session
On agenda: 8/4/2016
Title: PLAN AMENDMENT # 16049 (Council District 8): 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 0.704 acres out of NCB 18338, located at 23011 West Interstate Highway 10 from "Rural Estate Tier" to "Suburban Tier." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016178)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Adopted and Proposed LU Maps- PA_16049, 2. Amend_16049_NSec_B&W_Aerial, 3. PA 16049 Signed Resolution, 4. 16-3915 PA16049_Draft Ordinance, 5. Ordinance 2016-08-04-0581

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 16049
(Associated Zoning Case Z2016178)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Rural Estate Tier

Proposed Land Use Category: Suburban Tier

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 22, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Unobtanium Property Solutions, LLC

Applicant: Unobtanium Property Solutions, LLC

Representative: Brown & Ortiz, P.C.

Location: 23011 West Interstate Highway 10

Legal Description: 0.704 acres out of NCB 18338

Total Acreage: 0.704

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio Aviation Department

Transportation

Thoroughfare: Interstate Highway 10

Existing Character: Freeway

Proposed Changes: None known

Public Transit: There are no nearby VIA transit bus stops near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

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

LU-3.3 Promote job growth to achieve economic diversity.

Comprehensive Land Use Categories

Rural Estate Tier:

RESIDENTIAL: Low Density Residential Estate

Generally: Large tract detached single family housing; Served by central water and septic systems; Lots greater than 1/2 acre.

NON-RESIDENTIAL: Neighborhood Commercial Generally: Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate.

RELATED ZONING DISTRICTS: RP, RE, R-20, O-1, NC, C1, RD

Comprehensive Land Use Categories

Suburban Tier:

RESIDENTIAL: Low to Medium Density

Generally: Small and large tract attached and detached single family; Multi-family housing (duplex, triplex, quadplex); townhomes, garden homes, and condominiums

NON-RESIDENTIAL: Neighborhood and Community Commercial

Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

RELATED ZONING DISTRICTS: NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM- 5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD (Conservation Subdivision), UD

Land Use Overview

Subject Property

Future Land Use Classification

Rural Estate Tier

Current Use

Commercial Use

North

Future Land Use Classification

Rural Estate Tier

Current Use

Commercial Use

East

Future Land Use Classification

None

Current Use

Freeway

South

Future Land Use Classification

Natural Tier

Current Use

Vacant

West

Future Land Use Classification

Rural Estate Tier

Current Use

Residential Use

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.

The applicant requests this plan amendment to change the land use classification from Rural Estate Tier to Suburban Tier. The property is currently developed with a commercial building and parking lot and was developed prior to the adoption of the North Sector Plan. The owner of the property proposes to conduct motor vehicle sales, full service on the subject property within the current office building. The proposed amendment

meets the North Sector Plan's goal and is compatible with the existing surrounding pattern of development of locating retail and commercial uses along the IH-10 highway corridor.

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 proposed amendment will be compatible with the existing land use pattern and will appropriately locate commercial and retail uses along the freeway and therefore, will not change the existing land use pattern nor adversely affect the existing character of the of immediate area. The proposed amendment is an existing commercial building with associated parking lot adjacent to the freeway and will not create an activity that is incompatible with Camp Bullis or the adjacent neighboring uses. The subject property will not affect any recreational amenities such as open space, parks, and trails.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the North Sector Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The proposed amendment to Suburban Tier land use classification is compatible with the North Sector Plan's goal of development of locating retail and commercial uses along the IH-10 highway corridor.

PLANNING COMMISSION RECOMMENDATION: Approval (9-0)

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016178

Current Zoning: "R-6 GC-1 MSAO-1 MLOD" Residential Single-Family Hill Country Gateway Corridor Military Sound Attenuation Overlay Military Lighting Overlay District

Proposed Zoning: "C-2 CD GC-1 MSAO-1 MLOD" Commercial Hill Country Gateway Corridor Military Sound Attenuation Military Lighting Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service)

Zoning Commission Hearing Date: July 5, 2016