



City of San Antonio

Legislation Details (With Text)

File #: 16-5346
Type: Plan Amendment
In control: Planning Commission
On agenda: 10/26/2016
Title: PLAN AMENDMENT # 16087 (Council District 7): A request by Brown & Ortiz, P.C., for approval of a resolution to amend 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 Lot 3, Block 1, NCB 13300, located at 4902, 4918, 4920, and 4924 Fredericksburg Road from "Mixed Use Center" to "Specialized Center". Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302 Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016278)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Adopted and Proposed LU Maps, 2. Aerial Map, 3. Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Plan Amendment 16087
(Associated Zoning Case Z2016278)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Mixed Use Center

Proposed Land Use Category: Specialized Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: October 26, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Santikos Fredericksburg Rd Retail, LLC

Applicant: Lowell Tacker

Representative: Brown & Ortiz, PC

Location: 4902, 4918, 4920, and 4924 Fredericksburg Road

Legal Description: Lot 3, Block 1, NCB 13300

Total Acreage: 11.476 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Transportation

Thoroughfare: Fredericksburg Road

Existing Character: Secondary Arterial Type A.

Proposed Changes: None known.

Thoroughfare: Pin Oak Drive

Existing Character: Local Street.

Proposed Changes: None known.

Public Transit:

VIA bus stop 100 is two blocks north from the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

LU-3.1 Set priority for pursuing a compatible and highest and best use for development of vacant infill and underutilized parcels between Loop 1604 and Loop 410 in a compatible manner as recommended in the Sector Land Use Plan.

Comprehensive Land Use Categories

RESIDENTIAL: Very High Density

Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses **NON-RESIDENTIAL: Community Commercial, Office, 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.

RELATED ZONING DISTRICTS:

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

Specialized Center: RESIDENTIAL: None **NON-RESIDENTIAL:** Heavy Industrial, Business / Office Park
Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

LOCATION: Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

RELATED ZONING DISTRICTS:

0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Land Use Overview

Subject Property

Future Land Use Classification

Mixed Use Center

Current Use

Commercial

North

Future Land Use Classification

Mixed Use Center

Current Use

Multi-Family

East

Future Land Use Classification

Mixed Use Center

Current Use

Commercial Use

South

Future Land Use Classification

Mixed Use Center

Current Use

Commercial

West

Future Land Use Classification

Mixed Use Center

Current Use

Commercial 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.

While the North Sector Plan provides other areas with the requested land use classification, the subject property's location along Fredericksburg Road a major arterial, makes the area appropriate for more intense Industrial development. The applicant requests this plan amendment and associated zoning change in order to construct a new VIA transit bus maintenance facility. The subject property is currently zoned "C-2" and "C-3" and industrial uses are not permitted by right under this zoning district, which is why the applicant is seeking a plan amendment. The proposed amendment to Specialized Center will not negatively impact the surrounding areas as the property is on a large parcel with the structure pushed back to the rear of the property should it be salvaged.

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's location on Fredericksburg and the general surrounding conditions, which include a mix of multi-family and commercial developments and some current Industrial zoning, make Specialized Center an appropriate land use classification. The Specialized Center land use classification would support the goals of the North Sector Plan to enhance connectivity with decreased traffic flow on local, collector and arterial streets within and among neighborhoods. The subject property is not within the boundaries of the Camp Bullis Influence Area, and is not anticipated to adversely affect any recreational amenities in the area.

ALTERNATIVES:

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

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Specialized 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.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016278

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Proposed Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: November 1, 2016