



City of San Antonio

Legislation Details (With Text)

File #: 18-2759
Type: Plan Amendment
In control: Planning Commission
On agenda: 4/11/2018
Title: PLAN AMENDMENT CASE # 18047 (Council District 8): A request by Jerry Arredondo for approval of a resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "Agribusiness Tier" on 0.8530 acres out of NCB 35733, located at 7081 Heuermann Road. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018156)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Land Use Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 18047
(Associated Zoning Case Z2018156)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: "Suburban Tier"

Proposed Land Use Category: "Agribusiness Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 11, 2018

Case Manager: Kayla Leal

Property Owner: Jessie & Mary Taylor

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 7081 Heuermann Road

Legal Description: 0.853 acres out of NCB 35733

Total Acreage: 0.853

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Friends of Friedrich Wilderness Park

Applicable Agencies: Parks Department

Transportation

Thoroughfare: Heuermann Road

Existing Character: Local Street

Proposed Changes: None

Public Transit: There are no nearby VIA bus routes.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

Plan Goals: LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.

Comprehensive Land Use Categories

Land Use Category: “Suburban Tier”

Description of Land Use Category: Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.

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

Permitted 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, O-1.5, NC, C-1, C-2, C-2P, RD (Conservation Subdivision), UD

Land Use Category: “Agribusiness Tier”

Description of Land Use Category: Agriculture uses are permitted throughout the tier. Light Industrial uses should be screened and buffered from adjoining nonindustrial uses. Commercial uses should be located at the intersections of arterials and collectors or rural roads, or clustered into rural commercial villages located along arterials.

RESIDENTIAL: Farm Homestead

Generally: Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses. Farm worker housing is appropriate.

NON-RESIDENTIAL: Agriculture and Light Industry

Generally: Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate

Permitted Zoning Districts: FR, I-1, MI-1, BP, L, RP, L

Land Use Overview

Subject Property

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Single-Family Residence

Direction: North

Future Land Use Classification:

“Suburban Tier”

Current Land Use Classification:

Elementary School

Direction: East

Future Land Use Classification:

“Suburban Tier” and “General Urban Tier”

Current Land Use Classification:

Masonry Company

Direction: South

Future Land Use Classification:

“Rural Estate Tier”

Current Land Use Classification:

Residential - Two Dwelling Units

Direction: West

Future Land Use Classification:

“Suburban Tier”

Current Land Use:

Single-Family Residential

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Denial.

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 North 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 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 Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The applicant is requesting the Plan Amendment for a masonry contracting company. The existing home on the property is to be converted to an office with some business related items stored behind the building. The requested land use of "Agribusiness Tier" is not suitable for the location of the subject property. An expansion of the masonry company's facilities within an established neighborhood may affect the character of the immediate area and alter the acceptable existing land use patterns.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018156

Current Zoning: "R-20 MLOD-1" Residential Single-Family Camp Bullis Military Lighting Overlay District

Proposed Zoning: "L MLOD-1" Light Industrial Camp Bullis Military Lighting Overlay District

Zoning Commission Hearing Date: April 17, 2018