



City of San Antonio

Legislation Details (With Text)

File #: 18-3446
Type: Plan Amendment
In control: Planning Commission
On agenda: 5/23/2018
Title: (Continued from 05/09/18) PLAN AMENDMENT CASE # 18055 (Council District 8): A request by UP Engineering, LLC 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 "Rural Estate Tier" to "Agribusiness Tier" on Lot 52, Lot 53, Lot 54, and Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018177)
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 18055
(Associated Zoning Case Z2018177)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: "Rural Estate Tier"

Proposed Land Use Category: "Agribusiness Tier"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 23, 2018. This case is continued from the May 9, 2018 Planning hearing.

Case Manager: Kayla Leal

Property Owner: Carlo & Vera Salvatore

Applicant: Paolo Salvatore

Representative: UP Engineering, LLC

Location: 20951 Milsa Drive

Legal Description: Lot 52, Lot 53, Lot 54, and Lot 55, NCB 35733

Total Acreage: 4.0

Notices Mailed

Owners of Property within 200 feet: 9

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

Applicable Agencies: Parks Department, Camp Bullis

Transportation

Thoroughfare: Milsa Drive

Existing Character: Local Street

Proposed Changes: None known

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:

- NR-3.1 Where feasible, incorporate low impact development features to reduce the need for structural onsite retention facilities and foster healthy vegetation through natural infiltration.
- LU-1.1 Locate buffers between high density/intensity land uses that are potentially incompatible.
- LU-1.6 Identify and preserve appropriate areas, including floodplains, (based on size, location and ecological value) for preservation of natural resources.
- LU-5.2 Encourage development and preservation of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are sensitive to their locations and historic contexts.

Comprehensive Land Use Categories

Land Use Category: “Rural Estate Tier”

Description of Land Use Category: Commercial uses to serve these low density rural estate neighborhoods should be located at the intersection of arterials, collectors, and/or rural roads. Although these uses are small scale, they serve a large geographic area and therefore are primarily accessed by car, nearby road should be friendly to bicycles and pedestrians.

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

Permitted Zoning Districts: RP, RE, R-20, O-1, NC, C1, RD

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:

Rural Estate Tier

Current Land Use Classification:

Vacant Residential Structure

Direction: North

Future Land Use Classification:

Rural Estate Tier

Current Land Use Classification:

Construction Contractor Facility

Direction: East

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Construction Contractor Facility with Outdoor Storage

Direction: South

Future Land Use Classification:

Natural Tier

Current Land Use Classification:

Friends of Friedrich Wilderness Park

Direction: West

Future Land Use Classification:

Natural Tier

Current Land Use:

Friends of Friedrich Wilderness Park

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 I 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 in order to expand the neighboring construction contractor facility. There is an existing structure on the property. While the request is consistent with some surrounding uses, a saturation of industrial uses is not recommended. The location of the subject property is not appropriate for the proposed use. It fronts Milsa Drive and is abutting Friends of Friedrich Wilderness Park. The requested land use of "Agribusiness Tier" is not suitable this location. The expansion of the adjacent construction contractor facility does not meet plan goals of the North Sector Plan, such as incorporating low impact development, locating buffers between high intensity land uses that are potentially incompatible and encouraging development that build on the patterns of the natural landscape.

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: Z2018177

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

Proposed Zoning: "L S MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Military Sound Attenuation Overlay District with Specific Use Authorization for a Construction Contractor Facility and Outside Storage

Zoning Commission Hearing Date: May 15, 2018