



City of San Antonio

Legislation Details (With Text)

File #: 18-4229

Type: Plan Amendment

In control: Zoning Commission

On agenda: 7/11/2018

Title: PLAN AMENDMENT CASE # 18076 (Council District 3): A request by John C. Cooke, applicant, for approval of a resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" to "Regional Center" on Lot 4, NCB 11151, located at 10110 Moursund Blvd. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018248 S)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Land Use Map, 2. Draft Resolution

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Plan Amendment 18076
(Associated Zoning Case Z2018248 S)

SUMMARY:

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Plan Update History: None

Current Land Use Category: "General Urban Tier"

Proposed Land Use Category: "Regional Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: July 11, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: John C. Cooke

Applicant: John C. Cooke

Representative: John C. Cooke

Location: 10110 Moursund Boulevard

Legal Description: Lot 4, NCB 11151

Total Acreage: 6.0807

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Transportation

Thoroughfare: Moursund Boulevard

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Pleasanton Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA route 44 is north of the subject property and within walking distance.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Heritage South Sector Plan

Plan Adoption Date: September 16, 2010

Update History: None

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

Comprehensive Land Use Categories

Land Use Category: General Urban Tier

Description of Land Use Category: RESIDENTIAL: Medium to High Density Generally: Small tract detached, Multi-Family (apartments, quadrplexes, triplexes, and duplexes; townhouse (condominiums) NON-RESIDENTIAL: Neighborhood and Community Commercial Generally: Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/ work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate LOCATION: Community commercial uses in the General Urban Tier, which serve medium and high density residential uses, should be located at the intersections of arterials and/or collectors. Serving both a local and wider community, these commercial areas should be accessible by walking from nearby residents, biking within the vicinity, and cars from a broader range. Parking for both cars and bikes should be located as to not interfere with pedestrian circulation.

Permitted Zoning Districts: R-4, R-3, RM-6, RM-5, RM-4, MF-18, MF-25, MF-33, O-1.5, C-1, C-2, C-2P, UD

Land Use Category: Regional Center

Description of Land Use Category: RESIDENTIAL: High Density Generally: Attached single family and multifamily housing; Mid- High rise condominium buildings, apartment complexes, and row houses NON-RESIDENTIAL: Regional Commercial, Office Generally: “Big box” or “power centers,” Shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing LOCATION: Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.

Permitted Zoning Districts: MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Overview

Subject Property

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Manufacturing

Direction: North

Future Land Use Classification:

General Urban Tier

Current Land Use Classification:

Apartments

Direction: East

Future Land Use Classification:

Civic Center, Natural Tier

Current Land Use Classification:

San Antonio Police Training Academy

Direction: South

Future Land Use Classification:

Suburban Tier

Current Land Use Classification:

Steelhead Inc.

Direction: West

Future Land Use Classification:

General Urban Tier, Agribusiness RIMSE Tier

Current Land Use:

Automotive, Feed Store, Residences

FISCAL IMPACT:

None

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center or a Premium transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval .

Sector Plan Criteria for review:

- The recommended land use pattern identified in the Heritage South Sector Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
- The amendment must constitute an overall improvement to the Heritage South 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 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 Lackland Base.
- Significantly alter recreational amenities such as open space, parks, and trails.

The property owner proposes to use the property to expand the WaterFleet Inc. manufacturing operations of leasing out specialized equipment such as mobile rigs that deliver potable water and wastewater management. The adjacent property and the property in question that currently house the manufacturing business were established prior to the adoption of the Heritage South Sector Plan in 2010 and have nonconforming use rights. However, the expansion will void the nonconforming use rights and require the owner to rezone the property and align the land use to the appropriate zoning district. “Regional Center” is the only land use category that will allow the property owner to seek the “C-3” General Commercial zoning, as well as match the zoning to the property to the south that is currently “C-3”. The change would be in line with the Heritage South Sector’s goal ED-1 to advance goals of Mission Verde relative to “green” jobs and industries. In addition, the property is within close proximity to Loop 410 and future development of further commercial uses would be appropriate and the further away the intensity of uses should gradually decrease.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018248S

Current Zoning: “C-2NA” Commercial Nonalcoholic Sales District

Proposed Zoning: “C-3 S” General Commercial with Specific Use Authorization for a Machine Shop

Zoning Commission Hearing Date: July 17, 2018