



City of San Antonio

Agenda Memorandum

File Number:15-5752

Agenda Item Number: 31.

Agenda Date: 11/18/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 16003

(Associated Zoning Case Z2016013 CD S ERZD)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Suburban Tier

Proposed Land Use Category: Regional Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: November 18, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Douglas S. Payne and Rhonda Payne

Applicant: Shannon Bolin and Greg Bolin

Representative: Aaron M. Saxon

Location: 13407 Western Oak Drive

Legal Description: Lot 1, Block 1, NCB 17615

Total Acreage: 1.994

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None.

Planning Team: North Sector Planning Team-39

Applicable Agencies: None.

Transportation

Thoroughfare: Western Oak Drive

Existing Character: Local Street

Proposed Changes: None known.

Thoroughfare: West Hausman Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known.

Public Transit: None.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals: Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.

Comprehensive Land Use Categories

Land Use Category: Suburban Tier

Description of Land Use Category: 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. LOCATION: 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. 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.

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: 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: Suburban Tier
Current Use: Plumbing Contracting Facility

Direction: North
Future Land Use Classification: Natural Tier, Suburban Tier
Current Use: Single Family Residences, Pedrotti's North Wind Ranch

Direction: East
Future Land Use Classification: Suburban Tier
Current Use: Business Park, Single Family Residences

Direction: South
Future Land Use Classification: Suburban Tier
Current Use: Business Park

Direction: West
Future Land Use Classification: City of Helotes
Current Use: Single Family Residences

Land Use Analysis

Sector Plan Criteria for review:

- The recommended land use pattern identified in the West/Southwest 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 subject property is designated Suburban Tier and the surrounding land use designation consists primarily of Suburban Tier. The Suburban Tier designation allows for small businesses and other commercial uses on the property. The applicant requests this plan amendment and associated zoning to continue operating the existing plumbing contractor facility on the property. Suburban Tier places limitations on non-residential uses and does not adequately support construction trade contractors facilities. This amendment achieves Goal LU-1 of the North Sector Plan by emphasizing compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses. The proposed land use change from "Suburban Tier" to "Regional Center" aligns with the Vision Statement of the North Sector Plan. The "Regional Center" designation 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.

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 is currently a plumbing contractor's facility that has been in service since 2006 and is located within a business park. The nearby single-family residences are separated by West Hausman Road, a major arterial. "Regional Center" is appropriate given its proximity to the surrounding business park and

location adjacent to West Hausman Road. Changing the land use designation to “Regional Center” is consistent with the existing character of the immediate area. “Regional Center” is compatible with adjacent commercial uses and is not located in the near vicinity of Camp Bullis. Development on the subject property will not interfere, obstruct or hinder existing recreational amenities, parks, open spaces, or trails.

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 subject property’s location West Hausman Road, a major thoroughfare, together with the general surrounding conditions which include a business park and other commercial uses, make it appropriate for the Regional Center land use classification. The requested land use change is consistent with the North Sector Plan and will not have any negative impact on neighboring properties as the existing business intends to remain in operation on the site.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016013 CD S ERZD

Current Zoning: “C-3NA ERZD” Commercial Non-Alcoholic Sales Edwards Recharge Zone District

Proposed Zoning: “C-3NA CD S ERZD” Commercial Non-Alcoholic Sales Edwards recharge Zone District with Conditional Use and Specific Use Authorization for Construction Trades Contractor Facility

Zoning Commission Hearing Date: TBD