



City of San Antonio

Agenda Memorandum

File Number:16-1094

Agenda Item Number: 25.

Agenda Date: 1/13/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 16012

(Associated Zoning Case Z2016043)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Mixed Use Center

Proposed Land Use Category: Regional Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 13, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: YC Partners, Ltd. (c/o Yantis Corporation, General Partner, c/o J. Michael Yantis)

Applicant: YC Partners, Ltd. (c/o Yantis Corporation, General Partner, c/o J. Michael Yantis)

Representative: Brown & Ortiz, P.C. (c/o Daniel Ortiz)

Location: 5425 North Loop 1604 East

Legal Description: 15.081 acres of land out of NCB 34963

Total Acreage: 15.081

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector - 36

Applicable Agencies: None

Transportation

Thoroughfare: North Loop 1604 East

Existing Character: Highway

Proposed Changes: None.

Public Transit:

There are no VIA bus routes near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None.

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

Goal ED-1 Compatible economic development along major transportation routes and existing activity centers that do not interfere with the mission of Camp Bullis.

Comprehensive Land Use Categories

Mixed Use Center - 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

Comprehensive Land Use Categories

Regional Center - 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.

Related 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

Mixed Use Center
Current Use
Construction Contracting

North
Future Land Use Classification
Mixed Use Center
Current Use
Construction Contracting

East
Future Land Use Classification
Mixed Use Center
Current Use
Quarry

South
Future Land Use Classification
Mixed Use Center
Current Use
Construction Contracting, Commercial Uses, Single-Family Residences

West
Future Land Use Classification
Mixed Use Center
Current Use
Trinity Christian Academy, Church

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.

The applicant requests this plan amendment and associated zoning change in order to allow for continued operation of the existing construction contractor facility. The Mixed Use Center land use designation allows commercial zoning but does not permit zoning higher than “C-2”. A construction contractor facility is permitted under “C-3” General Commercial zoning with specific use authorization. “C-3” is permitted under Regional Center, thus the request a plan amendment. The requested Regional Center will allow the owner to continue operation. The proposed amendment to Regional 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. The proposed amendment upholds the vision of the North Sector Plan as it is a compatible land use that recognizes and respects private property rights and integrates sustainable development patterns.

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 and surrounding properties are primarily commercial uses within the Mixed Use Center land use classification. The requested land would not alter the subject or surrounding properties, as the existing business will remain in operation on the subject property. The requested land use classification would support the goals of the North Sector of protecting the existing residential neighborhoods and discouraging developments of incompatible uses. 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 requested land use change will not substantially change the existing character of the subject property as the existing business will remain in operation. The requested land use is also appropriate as it located along a major arterial with large volumes of automobile traffic traveling to, and within, the development. The proposed amendment to the Regional Center land use classification will allow the applicant to continue operation of a construction contractor facility.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016043

Current Zoning: "C-2 NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District and "QD S AHOD" Quarry Airport Hazard Overlay District with Specific Use Authorization for Blasting and Asphaltic Concrete

Proposed Zoning: "C-3 NA S AHOD" Multi-Family Non-Alcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility with Outside Storage of Materials and Equipment

Zoning Commission Hearing Date: January 19, 2016