



City of San Antonio

Agenda Memorandum

File Number:16-1099

Agenda Item Number: 27.

Agenda Date: 1/13/2016

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Plan Amendment 16014

(Associated Zoning Case Z2016045)

SUMMARY:

Comprehensive Plan Component: Eastern Triangle Community Plan

Plan Adoption Date: May 21, 2009

Current Land Use Category: Community Commercial, Urban Living, Parks/Open Space and Agricultural

Proposed Land Use Category: Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: January 13, 2016

Case Manager: Erica Greene, Planner

Property Owner: Lakebend, Inc. and Sugar Beet Inc

Applicant: Lakebend, Inc. and Sugar Beet Inc

Representative: Kaufman & Killen, Inc.

Location: 1178, 1520, & 1542 South East Loop 410

Legal Description: 96.23 acres of land out of NCB 12886

Total Acreage: 96.23 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Planning Team: 22

Applicable Agencies: None

Transportation

Thoroughfare: South East Loop 410

Existing Character: Major Highway

Proposed Changes: None

Public Transit:

#30 VIA bus stop at the Wal-Mart near the subject property.

ISSUE:

Plan Adoption Date: May 21, 2009

Update History: None

Goal 8: Expand and Build Thriving Commercial Corridors

Objective 8.1: Identify specific corridors for revitalization and create strategic plans for redevelopment

8.1.5. Identify and promote properties near Loop 410 as identified in the Future Land Use Plan as an ideal area for light manufacturing and technology through the designation of business parks

Comprehensive Land Use Categories

Community Commercial: Community Commercial provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

Community Commercial should be located along arterials, preferably at intersections with other arterials or collectors. Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential.

Example Zoning Districts:

NC, O-1, O-1.5, C-1, C-2, & C-2P

Comprehensive Land Use Categories

Urban Living Urban Living provides for compact neighborhoods and centralized commercial centers that promote a sense of community that are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Town Center, and Transit-Oriented Development (TOD). Gated communities are not allowed in this land use category. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Urban Living also allows for form based development, which emphasizes urban design in the form of regional centers and village development patterns. Mixed Use Centers include a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities, where people can enjoy a wide range of fulfilling experiences in one place. Mixed Use Centers are typically located at the intersection of a collector and arterial street or two arterial streets. A Town Center provides a central civic function with mixed uses incorporated into the peripheral development. Neighborhood Centers have an identifiable nucleus or focal point and edges. Shopping, recreation and services are accessible by foot or transit. Neighborhood Centers have a mix of residential uses and an interconnected street network with bicycle and pedestrian facilities. Civic buildings and civic spaces are given prominent sites, and schools and parks are located within walking distance. The edge of the neighborhood is bound by a parkway or boulevard.

Example Zoning Districts:

TND, TOD, MXD, UD, & FBZD

Comprehensive Land Use Categories

Agricultural: Agriculture uses provide primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Limited commercial uses directly serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted. Single-family residential units are permitted on agricultural and ranch lands. Where residential uses are permitted, conservation subdivision design is encouraged to conserve open space and provide for continuation of agricultural uses. To maintain scenic qualities, natural vegetative buffers, deeper setbacks, increased signage control, earthen drainage channels, and more restrictive access management standards are desired along major scenic corridors. Flood plain protection and buffer zones along creeks and rivers are instrumental in retaining the rural character.

Example Zoning Districts:

RP & FR

Comprehensive Land Use Categories

Industrial: General Industrial includes heavy manufacturing, processing and fabricating businesses. General industrial uses shall be concentrated at arterials, expressways, and railroad lines. This use is not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Any outside storage must be under a roof and screened from public view.

Example Zoning Districts:

C-3, O-1.5, O-2, L, I-1, I-2, MI-1 & MI-2

Land Use Overview

Subject Property

Future Land Use Classification

Industrial

Current Use

Vacant

North

Future Land Use Classification

Community Commercial and Urban Living

Current Use

Commercial Use and Vacant Land

East

Future Land Use Classification

Industrial

Current Use

Vacant

South

Future Land Use Classification

Parks/Open Space

Current Use

Commercial building and Vacant land

West

Future Land Use Classification

High Density Mixed Use

Current Use

Residential

LAND USE ANALYSIS:

The applicant requests this plan amendment and associated zoning change for industrial use. The subject properties are vacant and undeveloped. The subject properties are located alongside Loop 410 and buffer several properties near Tex-Con Road. The subject properties include several commercial buildings and industrial uses which follow the current pattern for development of that area. The Industrial land use classification would support the goals of the Eastern Triangle Community Plan along Loop 410 by identifying specific corridors for revitalization to create strategic plans for redevelopment and provide opportunity for future development that would be compatible with adjacent uses.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Eastern Triangle Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends approval. The proposed amendment to Industrial land use will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the existing surrounding pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2016045

Current Zoning: "I-1" General Industrial District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Proposed Zoning: "I-1" General Industrial District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: January 19, 2016