



City of San Antonio

Agenda Memorandum

File Number:17-1677

Agenda Item Number: 13.

Agenda Date: 2/22/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 17023

(Associated Zoning Case Z2017072)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Regional Center

Proposed Land Use Category: Specialized Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: February 22, 2017

Case Manager: Oscar Aguilera, Planner

Property Owner: S.C.AR., Inc.

Applicant: S.C.AR., Inc.

Representative: Vickrey & Associates, Inc.

Location: 2953 East Loop 410

Legal Description: 4.99 acres out of Tract F, NCB 12117

Total Acreage: 4.99

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Transportation

Thoroughfare: Loop 410

Existing Character: Freeway 250' - 500'

Proposed Changes: None known

Public Transit: There are no nearby VIA transit bus stops near the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Plan Goals:

LU-3.3 Promote job growth to achieve economic diversity.

Comprehensive Land Use Categories

Regional Center:

RESIDENTIAL: Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses.

NON-RESIDENTIAL: Generally: "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing restaurants, bed and breakfasts, and other small businesses are appropriate

Specialized Center:

Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services

RELATED ZONING DISTRICTS:

0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Land Use Overview

Subject Property

Future Land Use Classification

Regional Center

Current Use

Vacant

North

Future Land Use Classification

Regional Center

Current Use

Industrial

East

Future Land Use Classification

Regional Center

Current Use

Industrial

South

Future Land Use Classification

Regional Center

Current Use

Vacant

West

Future Land Use Classification

General Urban Tier

Current Use

Vacant

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 property is currently vacant and is adjacent to Industrial uses. The owner of the property proposes to place a vehicle reposition development. The proposed amendment meets the North Sector Plan's goal, LU-3.3 Promote job growth to achieve economic diversity, and the goal is compatible with the 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 proposed amendment will be compatible with the existing land use pattern and will locate a recovery agency use adjacent to other existing industrial uses and near Loop 410 Highway. The proposal will not change the existing land use pattern nor adversely affect the existing character of the immediate area. The proposed amendment will develop an existing vacant lot adjacent to a business park, near the freeway, and it will not create an activity that is incompatible with Camp Bullis. The subject property will not affect any recreational amenities such as open space, parks, and trails.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the North Sector Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The proposed amendment to Specialized Center land use is compatible with the North Sector Plan's goal to promote job growth and to achieve economic diversity along the 410 Loop Highway corridor. The proposed amendment to Specialized 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 existing surrounding pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017072

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

Zoning Commission Hearing Date: March 07, 2017