



City of San Antonio

Agenda Memorandum

File Number:17-2035

Agenda Item Number: 16.

Agenda Date: 4/12/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Plan Amendment 17029

(Associated Zoning Case Z2017089 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: "Specialized Center"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: April 12, 2017

Case Manager: Nylicia Acosta, Planner

Property Owner: Interchange Park Partners, Inc.

Applicant: Insco Distributing, Inc.

Representative: Kaufman & Killen, Inc.

Location: 15938 University Oak

Legal Description: Lot 1, Block 5, NCB 14848

Total Acreage: 1.005

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: The Woods of Shavano Community Association

Applicable Agencies: San Antonio Water System

Transportation

Thoroughfare: University Oak

Existing Character: Local Road

Proposed Changes: None Known

Public Transit:

There are no VIA bus stops within walking distance from the subject property.

ISSUE:

Plan Adoption Date: August 5, 2010

Update History: None

LU-3.1

Promote job growth in the Specialized, Regional, and Mixed Use Centers to achieve the City's diversified business targets through land use guidance and economic incentives.

Comprehensive Land Use Category

SUBURBAN TIER: 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. Neighborhood uses should be accessible by pedestrians. 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.

Example 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, 0-1.5, NC, C-1, C-2, C-2P, RD, UD

Comprehensive Land Use Category

SPECIALIZED CENTER: RESIDENTIAL: None **NON-RESIDENTIAL: Heavy Industrial, Business / Office Park Generally:** Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services **LOCATION:** Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.

Example 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

Suburban Tier
Current Use
Vacant Lot

North
Future Land Use Classification
Suburban Tier
Current Use
Vacant Lots

East
Future Land Use Classification
Suburban Tier
Current Use
Residential Single-Family

South
Future Land Use Classification
Suburban Tier and Regional Center
Current Use
Vacant Lots

West
Future Land Use Classification
Suburban Tier
Current Use
Vacant Lot and Bexar County Sheriff Patrol Station

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.

While the North Sector Plan provides other areas with the requested land use classification, the subject is located within a business park with Industrial uses further north of the subject property. The applicant requests this plan amendment and associated zoning change in order to construct an office warehouse. The proposed amendment to Specialized Center will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing commercial and industrial 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's location on University Oak and its close proximity to Loop 1604 and the general surrounding conditions, which include a mix of wholesale, office parks, warehouses and various commercial uses, make it appropriate for the Specialized Center classification. The Specialized Center land use classification would support the goals of the North Sector Plan to promote job growth through land use guidance. 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 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 already-existing surrounding pattern of development.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017089 S ERZD

Current Zoning: "C-3 MLOD-1AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay
Airport Hazard Overlay District Edwards Recharge Zone

Proposed Zoning: "L S MLOD-1 AHOD ERZD" Light Industrial Camp Bullis Military Lighting Overlay
Airport Hazard Overlay District Edwards Recharge Zone with a Specific Use Authorization for an Office
Warehouse/Flex Space

Zoning Commission Hearing Date: April 18, 2017