



City of San Antonio

Agenda Memorandum

File Number: 14-1289

Agenda Item Number: P-2.

Agenda Date: 6/19/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Plan Amendment 14046

SUMMARY:

An Ordinance amending the future land use plan contained in the **Arena/Eastside District Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of a approximately 14.383 acres of land out of NCB 10613 located at 242 North WW White Road from **Regional Commercial** land use to **Heavy Industrial** land use.

The Department and Planning Commission recommend approval. The proposed amendment to Heavy Industrial will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification from the current "R-5" Residential Single-Family District.

BACKGROUND INFORMATION:

Applicant: Martin & Drought, P.C.

Owner: ExxonMobil Corporation

Property Location: Approximately 14.383 acres of land out of NCB 10613 located at 242 North WW White Road

Acreage: 14.383

Current Land Use of site: Truck Terminal and Warehouse

Adjacent Land Uses:

N: Designated Regional Commercial; occupied by Commercial Uses

E: Designated Light Industrial and Regional Commercial; occupied by Industrial Uses and Single-Family Homes

S: Designated Regional Commercial; occupied by Commercial Uses

W: Designated Light Industrial and Regional Commercial; occupied by Industrial Uses and Commercial Uses

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis:

Comprehensive Plan Component: Arena/Eastside District Community Plan

Plan Adoption Date: December 4, 2003

Update History: December 4, 2008

Plan Goals:

Land Use Pg. 62 Heavy Industrial: Heavy Industrial uses include manufacturing, processing, and fabricating businesses; truck stops; carting, crating, haulage and storage; cold storage plant; grocery wholesale; proper screening and buffering required.

LAND USE ANALYSIS:

The subject property is located on the west side of WW White Road between Emil Street and Lula Mae Street within the Arena/Eastside District Community Plan. The subject property consists of a large truck terminal and warehouse facility. The applicant requests this plan amendment and associated zoning change in order bring this existing facility into compliance with applicable zoning regulations. The subject property has continually operated as a truck terminal and warehouse facility since 1994. However, the subject property is currently zoned “I-2” Heavy Industrial and “R-5” Residential Single-Family District and industrial uses are not allowed by right under the “R-5” zoning designation.

The Regional Commercial land use classification allows intense commercial uses by right, however, the associated zoning district required to bring the subject property into conformance requires an intense industrial land use classification and thus the need to request a change in the land use plan. The proposed amendment to Heavy Industrial will provide consistency with the existing use and allow the applicant to seek an appropriate zoning classification from the current “R-5” Residential Single-Family District. The Heavy Industrial land use classification supports the goals of the Arena/Eastside District Community Plan of promoting development of uses compatible with the character of the neighborhood. The proposed change will have minimal impact on adjacent properties.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The City’s Major Thoroughfare Plan identified WW White Road as a Primary Arterial Type A, Gembler Road as a Secondary Arterial Type B and IH-10 as a freeway. Emil Street, Branch Street and Lula Mae Street as local streets. The neighboring area includes sidewalks, which allow pedestrian access to and from adjacent commercial and residential areas. There is a VIA bus stop along the side of the subject property on WW White Road. The existing transportation infrastructure could support any additional traffic generated by the requested land use change.

COMMUNITY FACILITIES ANALYSIS:

Cameron Elementary School and Skyline Park are within walking distance. Fire Station No. 30 is in close proximity. The requested land use change should not create any additional demand for community facilities.

ALTERNATIVES:

No action will maintain the current future land use classification of Regional Commercial.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. The proposed amendment to Heavy Industrial will provide consistency with the existing use and

allow the applicant to seek an appropriate zoning classification from the current "R-5" Residential Single-Family District. The Heavy Industrial land use classification supports the goals of the Arena/Eastside District Community Plan of promoting development of uses compatible with the character of the neighborhood. The proposed change will have minimal impact on adjacent properties.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 14, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: April 24, 2014

No. of notices mailed 10 days prior to Public Hearing: 21 to owners of property within 200 feet; 25 to planning team members, and 1 to applicant. There is no registered neighborhood association within 200 feet of subject property.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014151

Current zoning: "I-2" Heavy Industrial District and "R-5" Residential Single-Family District

Proposed zoning: "I-2" Heavy Industrial District

Zoning Commission Public Hearing Date: May 20, 2014

Approval.