



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-2597

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**Agenda Item Number:** P-6.

**Agenda Date:** 11/6/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 3

**SUBJECT:**

Plan Amendment 14081

**SUMMARY:**

An Ordinance amending the future land use plan contained in the **Heritage South Sector Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots P-2, P-3 and P-100, NCB 11150 and CB 4283 located at 14903 Southwest Loop 410 (aka 720 West Loop 410) from **General Urban Tier** land use to **Agribusiness/RIMSE Tier** land use.

**BACKGROUND INFORMATION:**

**Case Manager:** Ernest Brown, Planner

**Applicant:** City of San Antonio, (by Development Services Department)

**Owner:** 277 Timberlake, LTD

**Property Location:** 14903 Southwest Loop 410 (aka 720 West Loop 410)

**Acreage:** 135.15

**Current Land Use of site:** Designated General Urban Tier; occupied by vacant property

**Adjacent Land Uses:**

**N:** Designated General Urban Tier; occupied by commercial uses.

**E:** Designated General Urban Tier/Suburban Tier; occupied by commercial use and single family.

**S:** Designated Agribusiness/RIMSE Tier; occupied by vacant property.

**W:** Designated General Urban Tier; occupied by vacant property.

**Comprehensive Plan Analysis:**

**Comprehensive Plan Component:** Heritage South Sector Plan

**Plan Adoption Date:** September 16, 2010

**Update History:** None

**Plan Goals:**

**Goal LU-1: Land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability**

## **LAND USE ANALYSIS:**

### **SECTOR PLAN CRITERIA FOR REVIEW:**

**The recommended land use pattern identified in the Heritage South Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.**

The property was proposed for a zoning change that was city initiated in an earlier zoning case but excluded by City Council, remanding the property back for reconsideration by Planning Commission for Agribusiness/RIMSE Tier Future Land Use Classification and to Zoning Commission for consideration of “MI-1” Mixed Light Industrial Zoning District. The Agribusiness/RIMSE Tier classification supports the Heritage South Sector Plan objectives of promoting economic growth in the area. The proposed amendment is appropriate for the respective area due to its location along a Major Thoroughfare.

**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 proposed amendment is consistent with the Heritage South Sector Plan that encourages compatibility with neighboring properties and preserves natural and cultural resources, neighborhood character, and economic viability. In addition, development of the subject property at the Agribusiness land use classification would contribute toward the plan’s vision of environmental preservation and compatibility by not significantly altering the existing development pattern.

**The amendment must uphold the vision for the future of the Heritage South Sector Plan.**

The proposed amendment will provide additional opportunities for individuals to develop these properties for non-residential uses in locations that do not interfere with residential uses. The proposed amendments support this vision by expanding the potential uses of the subject property while recognizing and respecting the surrounding existing uses.

The amendment will not adversely impact a portion of, or the entire Planning Area by;

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.**
- b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.**
- c. Creating activities that are not compatible with adjacent neighboring uses.**
- d. Significantly alter recreational amenities such as open space, parks, and trails.**

The land use in this area is a mix of rural residential, commercial, agricultural and industrial land uses. The proposed amendment will not significantly alter acceptable land use patterns. The amendment will not adversely affect the existing character of the immediate area. Rather, the amendment acknowledges the existing land uses and will create a land use that supports compatible activities.

## **TRANSPORTATION/INFRASTRUCTURE ANALYSIS:**

The City’s Major Thoroughfare Plan identifies Loop 410 is classified as a as a freeway. The rail line borders the west side of subject property. Zarzamora Street, far west and Pleasanton to the far east of subject property, are both classified by the Major Thoroughfare as enhanced Secondary Arterials. The neighboring area does not include sidewalks and there are no VIA bus stops in the near proximity of the subject property.

## **COMMUNITY FACILITIES ANALYSIS:**

There are no community facilities in close proximity.

## **ISSUE:**

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

## **ALTERNATIVES:**

No action will maintain the current future land use classification of General Urban Tier.

**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 for an Agribusiness/RIMSE Tier is appropriate for the respective area due to its location along a Major Thoroughfare. Agribusiness/RIMSE Tier is suitable for the property location as recommended by the Heritage South Sector Plan, which recommends providing seeds of economic development and growth while **preserving** and respecting the history, values, and natural resources of the area.

**PLANNING COMMISSION RECOMMENDATION:**

Meeting and Public Hearing Date: October 8, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: September 18, 2014

No. of notices mailed 10 days prior to Public Hearing: 17 to owners within 200 feet; 37 to planning team members, and 1 to applicant

Registered Neighborhood Association (s) Notified: No registered neighborhood association.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014267**

Current Zoning: "C-3 NA" AHOD General Commercial, Nonalcoholic Sales Airport Hazard Overlay District (2.289 acres), "UD" AHOD Urban Development Airport Hazard Overlay District (38.17 acres) and "RP" AHOD Resource Protection Airport Hazard Overlay District (94.691 acres)

Proposed Zoning: "MI-1" AHOD Mixed Light Industrial Airport Hazard Overlay District

Zoning Commission Public Hearing Date: October 21, 2014

Approval