



City of San Antonio

Agenda Memorandum

File Number:15-3442

Agenda Item Number: 8.

Agenda Date: 6/10/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

Plan Amendment 15052

(Associated Zoning Case Number Z2015203)

SUMMARY:

Comprehensive Plan Component: North Sector Land Use Plan

Plan Adoption Date: August 5, 2010

Plan Update History: N/A

Current Land Use Category: Suburban Tier

Proposed Land Use Category: Specialized Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: June 10, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Luino, LTD

Applicant: Pulman, Cappuccion, Pullen, Benson, and Jones, LLP

Representative: Pulman, Cappuccion, Pullen, Benson, and Jones, LLP

Location: 1.893 acres of land out of NCB 14851, located at the 5000 Block of Bacon Road

Total Acreage: 1.893

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: N/A

Planning Team: 39

Applicable Agencies: Camp Bullis

Transportation

Thoroughfare: Loop 1604

Existing Character: Freeway 250' - 500'

Proposed Changes: None

Public Transit: None

Thoroughfare: Bacon

Existing Character: Local

Proposed Changes: None

Public Transit: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Land Use Plan

Plan Adoption Date: August 5, 2010

Update History: N/A

Goal LU-3, LU-3.3: 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 Categories

Suburban Tier: Small and large tract attached and detached Single-Family; Multi-Family housing (duplex triplex, quadplexes); townhomes, garden homes, and condominiums.

Non-residential: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate.

Permitted 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,)-1.5, NC, C-1, C-2, C-2P, RD, & UD

Comprehensive Land Use Categories

Specialized Center: Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/service

Permitted Zoning Districts: O-1.5, O-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 Classification: R-6 (vacant)

Direction: North

Future Land Use Classification: UZROW

Current Use: Public ROW, 1604 Freeway

Direction: East

Future Land Use Classification: Suburban Tier

Current Use: C-3 , I-1

Direction: South

Future Land Use Classification: Suburban Tier
Current Use: C-3, R-6 , I-1

Direction: West
Future Land Use Classification: UZROW
Current Use: Public ROW, 1604 Freeway

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 proposed Plan Amendment to Specialized Center will help promote job growth in the Specialized Centers in order to achieve the City's diversified business targets through land use guidance and economic incentives. The development of the subject property with the Specialized Center use classification will contribute toward the North Sector Plan's vision of compatibility by not significantly altering the existing development pattern.

The subject property is vacant and undeveloped. The change of land use to Specialized Center provides for consistent and compatible development of vacant infill and underutilized parcels as prescribed by in the North Sector Land Use Plan. The applicant is proposing to develop veterinary clinic on the property. Therefore, the proposed Amendment to Specialized Center 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.

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 Plan Amendment to Specialized Center allows for a concentrated, well structured, and integrated blend of businesses, manufacturing, professional services, and other land uses. Therefore, the Specialized Center use classification will contribute toward the North Sector Plan's vision of compatibility by not significantly altering the existing development pattern. Additionally, the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The development of the subject property with the Specialized Center use classification is compatible with the existing development pattern.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015203

Current Zoning: "R-6 MLOD AHOD" Residential Single-Family Military Lighting, Airport Hazard Overlay District

Proposed Zoning: "I-1 MLOD AHOD" General Industrial Military Lighting, Airport Hazard Overlay District

Zoning Commission Hearing Date: June 16, 2015