



City of San Antonio

Agenda Memorandum

File Number:15-4434

Agenda Item Number: 13.

Agenda Date: 8/26/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Plan Amendment 15072

(Associated Zoning Case # Z2015260 ERZD)

SUMMARY:

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Current Land Use Category: Mixed Use Center

Proposed Land Use Category: Specialized Center

BACKGROUND INFORMATION:

Planning Commission Hearing Date: August 26, 2015

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: Matiraan, Ltd. (Randall House, President of Matiraan Management Company, LLC)

Applicant: Matiraan, Ltd. (Randall House, President of Matiraan Management Company, LLC)

Representative: Kaufman & Killen, Inc. (Ashley Farrimond)

Location: Generally located at the 18400 Block of Judson Road

Total Acreage: 156.138 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan - 22

Applicable Agencies: None

Transportation

Thoroughfare: Judson Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Public Transit: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: North Sector Plan

Plan Adoption Date: August 5, 2010

Update History: None

Goal ED-1.3.

Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.

Goal 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

Mixed Use Center: Residential: Very High Density; Non-Residential: Community Commercial; Office, Mixed Use

Generally: Detached or attached walkable retail service such as convenience stores, live/work, units, cafes, pantry stores, hotels, and other businesses wholesaling, warehouses, office parks, laboratories, and regional retail/services.

Example Zoning Districts:

MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD

Comprehensive Land Use Categories

Specialized Center: Residential: None; Non-Residential: Heavy Industrial, Business / Office Park

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

Example 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

Mixed Use Center

Current Use

Vacant

North

Future Land Use Classification

Specialized Center

Current Use

Quarry

East

Future Land Use Classification

Mixed Use Center

Current Use

South

Future Land Use Classification

Freeway, Suburban Tier, Natural Tier

Current Use

Vacant, Multi-Family Residential, Commercial

West

Future Land Use Classification

Specialized Center

Current Use

Quarry

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 North Sector Plan.

The applicant requests this Plan Amendment and associated zoning change in order to rezone to "QD" Quarry District. The subject property is currently vacant. The requested Specialized Center classification supports the North Sector Plan objectives of separating incompatible land uses so that they do not interfere with each other and infringe upon the quality of life of residents or the operational livelihood of North Sector workers. Properties to the north and west are currently designated as Specialized Center within the North Sector and are compatible with the proposed request. There are no adjacent residential uses that would be impacted by the proposed request.

In addition, the request supports the North Sector Plan objective of locating quarries along major arterial roadways and near compatible uses. Judson Road is a Secondary Arterial with easy access to freeways. Loop 1604, a major freeway is located to the south.

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 Plan Amendment will ensure compatibility of surrounding lands and future development. The Specialized Center designation is appropriate for the proposed development on the subject property. The request to change the land use designation to Specialized Center will allow the proposed use.

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 Specialized Center land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate “QD” zoning district.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015260 ERZD

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 ERZD AHOD"

Commercial Airport Hazard Overlay Edwards Recharge Zone District

Proposed Zoning: "QD AHOD" Quarry Airport Hazard Overlay District and "QD AHOD ERZD" Quarry District Airport Hazard Overlay Edwards Recharge Zone District

Zoning Commission Hearing Date: To be determined at a later date.