



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4770

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 7/28/2021

**Title:** PLAN AMENDMENT CASE PA-2021-11600046 (Council District 5): A request by Robert Herrera, representative, for Approval of a resolution to amend the Kelly South SAN Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Business Park" to "Heavy Industrial" on 4.90 acres out of NCB 8736, located at 2218 West Southcross Street. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department) (Associated Zoning Case Z-2021-10700139 S)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Draft Resolution

| Date | Ver. | Action By | Action | Result |
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Plan Amendment PA-2021-11600046  
(Associated Zoning Case Z-2021-10700139 S)

**SUMMARY:**

**Comprehensive Plan Component:** Kelly/South San PUEBLO Plan

**Plan Adoption Date:** February 15, 2007

**Current Land Use Category:** "Business Park"

**Proposed Land Use Category:** "Heavy Industrial"

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** July 28, 2021

**Case Manager:** Michael Pepe, Senior Planner

**Property Owner:** Daniel Ramirez

**Applicant:** Bobby Herrera

**Representative:** Bobby Herrera

**Location:** 2218 West Southcross Boulevard

**Legal Description:** 4.90 acres out of NCB 8736

**Total Acreage:** 4.90

**Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Quintana Community Association

**Applicable Agencies:** Lackland Airforce Base

**Transportation**

**Thoroughfare:** Southcross Boulevard

**Existing Character:** Collector

**Proposed Changes:** None Known

**Thoroughfare:** Gerald Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Somerset Road

**Existing Character:** Secondary Arterial

**Proposed Changes:** None Known

**Public Transit:** 51, 515

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** Kelly/South San PUEBLO Plan

**Plan Adoption Date:** February 15, 2007

**Plan Update:** February 18, 2010

**Plan Goal:**

Objective 2.2 Diverse Businesses

Attract and support a variety of business in a walkable, mixed use environment

**Comprehensive Land Use Categories**

**Land Use Category:** “Business Park”

**Description of Land Use Category:** This category includes medium to large sized buildings in a low-rise format that house professional, administrative, light manufacturing and warehousing functions for private corporations. Development in this category should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses in this category should be separated from residential areas with landscaping buffers and should feature monument signage and lighting that is oriented away from adjacent sites.

**Permitted Zoning Districts:** O-1.5 O-2, C-3, BP, L

**Land Use Category:** “Heavy Industrial”

**Description of Land Use Category:**

This classification includes a mix of manufacturing, processing and fabricating businesses. Heavy industrial uses should be concentrated at arterials, expressways, and railroad lines. Sites developed in this category are not compatible with residential uses and should be separated from residential uses by an intermediate land use or a significant buffer. Any outside storage should be under a roof and/or screened from public view. Examples of heavy industrial uses include aircraft and railroad manufacturing, hazardous materials hauling or storage, paper products and wood manufacturing.

**Permitted Zoning Districts:** C-3, BP, L, I-1, I-2, MI-1, MI-2

**Land Use Overview**

Subject Property

**Future Land Use Classification:** “Business Park”

**Current Land Use Classification:** Light warehousing

Direction: North

**Future Land Use Classification:** “Business Park”, “Mixed Use”

**Current Land Use Classification:** Single Family Housing, Industrial uses

Direction: East

**Future Land Use Classification:** “Community Commercial”

**Current Land Use Classification:** Industrial Uses

Direction: South

**Future Land Use Classification:** “Community Commercial”, “Low Density Residential”

**Current Land Use Classification:** Vacant, Industrial Uses

Direction: West

**Future Land Use Classification:** “Business Park”

**Current Land Use:** Light warehousing

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is not within a regional center but it is within a premium transit corridor.

**RECOMMENDATION:**

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant seeks a Plan Amendment to “Heavy Industrial” to rezone the property to “I-2 S” Heavy Industrial with a Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Storage. The land use change would be consistent with the existing “Business Park” and “L” Light Industrial” areas.

Additionally, the proposed use is an existing business that fronts Somerset Road and will be confined to the center of the block with appropriate screening and buffers.

**ALTERNATIVES:**

1. Recommend Denial of the proposed amendment to the Kelly/South San PUEBLO Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z-2021-10700139 S**

**Current Zoning:** "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District

**Requested Zoning:** "I-2 S MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Metal Recycling Entity with Outside Storage and/or Processing

**Zoning Commission Hearing Date:** July 6, 2021 - continued to August 3, 2021