



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4431

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 8/9/2017

**Title:** PLAN AMENDMENT CASE # 17062 (Council District 10): A request by Brown & Ortiz, PC for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Light Industrial" on 2.342 acres of land out of NCB 16153, located at 4030 Naco-Perrin Boulevard. Staff recommends Denial with an Alternate Recommendation. (Kayla Leal, Planner (210) 207-5017, [kayla.leal@sanantonio.gov](mailto:kayla.leal@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017205)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Land Use Map, 2. Aerial Map

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**

Plan Amendment 17062

Associated Zoning Case Z2017205

**SUMMARY:**

**Comprehensive Plan Component:** San Antonio International Airport Land Use Plan

**Plan Adoption Date:** May 2010

**Plan Update History:** None

**Current Land Use Category:** "Community Commercial"

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

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** August 9, 2017

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Hallard A. Cannon

**Applicant:** Aguja Holdings, LLC

**Representative:** Brown & Ortiz, PC

**Location:** 4030 Naco-Perrin

**Legal Description:** 2.342 acres of land out of NCB 16153

**Total Acreage:** 2.342

**Notices Mailed**

**Owners of Property within 200 feet:** 13

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** Department of Planning and Community Development

**Transportation**

**Thoroughfare:** Naco-Perrin Boulevard

**Existing Character:** Secondary Arterial Type A

**Proposed Changes:** None known

**Thoroughfare:** Burt Drive

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Roszell Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** The subject property is within walking distance to a VIA Bus Stop #13817 along Bus Route 10.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** San Antonio International Airport Land Use Plan

**Plan Adoption Date:** May 2010

**Update History:** None

**Plan Goals:**

Goal III: Encourage a unique experience for airport patrons by creating gateways and enhancing the airport vicinity's image through urban design

Goal V: Implement land use strategies in a coordinated, phased process

**Comprehensive Land Use Categories**

**Land Use Category:** Community Commercial

**Description of Land Use Category:** Medium intensity uses that serve two or more neighborhoods. Should be located at nodes on arterials at major intersections or where an existing commercial area has been established. A majority of the ground floor façade should be composed of windows. Off-street parking and loading areas

adjacent to residential uses should have buffer landscaping, lighting and signage controls.

Examples are cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinic

**Permitted Zoning Districts:** NC (Neighborhood Commercial), C-1 (Commercial), C-2 (Commercial), C-2P (Commercial), O-1 (Office), O-1.5 (Office)

**Land Use Category:** Light Industrial

**Description of Land Use Category:** A mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened).

Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor's suppliers and warehousing.

**Permitted Zoning Districts:** L (Light Industrial) BP (Business Park), C-3 (Commercial), O-1 (Office District), O-1.5 (Office District\*)

\* Not allowed within the NoiseContours

### Land Use Overview

Subject Property

**Future Land Use Classification:** Community Commercial

**Current Land Use Classification:** Vacant Lot

Direction: North

**Future Land Use Classification:** Community Commercial

**Current Land Use Classification:** Office Buildings

Direction: East

**Future Land Use Classification:** Mixed Use

**Current Land Use Classification:** Retail Center

Direction: South

**Future Land Use Classification:** High Density Residential, Public/Institutional

**Current Land Use Classification:** Apartments, Texas Health and Human Services Commission

Direction: West

**Future Land Use Classification:** Public/Institutional, Business Park

**Current Land Use Classification:** City of San Antonio M.H.D. WIC Clinic and U.H.S. Clinic

### **FISCAL IMPACT:**

None.

### Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center.

The subject property is within a half-mile (0.5) from the Austin Highway Premium Transit Corridor.

### RECOMMENDATION:

**Staff Analysis and Recommendation:** Staff recommends Denial with an alternate recommendation of "Regional Commercial."

The proposed plan amendment is not supported by the Northeast Corridor (NEC) Revitalization Plan. The

subject property is located on Naco-Perrin Boulevard which is a gateway to the NEC area and has been growing with community commercial uses coming into the area and existing businesses improving and investing in their buildings. The location is among Community Commercial, Mixed Use, High Density Residential, and Public/Institutional land use designations. Mixing in Light Industrial in the midst of these is not suitable for the area. It should be noted that Staff is also recommending denial of the zoning request with an alternative recommendation of “C-3 S” in order to apply conditions consistent with the goals of the NEC Revitalization Plan.

**ALTERNATIVES:**

1. Recommend approval of the proposed amendment to the San Antonio International Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017205**

Current Zoning: “C-3 AHOD” General Commercial Airport Hazard Overlay District

Proposed Zoning: “I-1 AHOD” General Industrial Airport Hazard Overlay District

Zoning Commission Hearing Date: August 15, 2017