



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-3608

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 6/14/2017

**Title:** PLAN AMENDMENT CASE # 17056 (Council District 10): A request by Brown and 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 “Light Industrial” and “Business Park” to “Light Industrial” on 4.329 acres out of NCB 15678, located at the 12900-13000 Block of Wetmore Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876 Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017173)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Draft Resolution, 3. 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 17056  
(Associated Zoning Case Z2017173)

**SUMMARY:**

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

**Plan Adoption Date:** May 20, 2010

**Current Land Use Category:** “Light Industrial” and “Business Park”

**Proposed Land Use Category:** “Light Industrial”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** June 14, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Ralph Eugene Mullins & AAA Specialty Carriers, Inc.

**Applicant:** Johnson Controls Battery Group, Inc.

**Representative:** Brown & Ortiz, P.C.

**Location:** 12900-13000 Block of Wetmore Road

**Legal Description:** 4.329 acres out of NCB 15678

**Total Acreage:** 4.329 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** Oak Groves Estates

**Applicable Agencies:** None.

**Transportation**

**Thoroughfare:** Wetmore Road

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known

**Thoroughfare:** Thousand Oaks

**Existing Character:** Primary Arterial A

**Proposed Changes:** None Known.

**Public Transit:** The nearest VIA bus route is #502 and is within walking distance of the subject property.

**ISSUE:**

**Comprehensive Plan**

**Comprehensive Plan Component:** San Antonio International Airport Vicinity Plan

**Plan Adoption Date:** May 20, 2010

**Plan Goals:** Goal II: Objective 2.1 Upgrade and enhance commercial and business park property that is declined, is currently vacant or is underutilized.

**Comprehensive Land Use Categories**

**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.

**Permitted Zoning Districts:** L, BP, C-3, O-1, O-1.5, I-1

**Land Use Category:** Business Park

**Description of Land Use Category:** Medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing, flex space and warehousing functions for private corporations.

**Permitted Zoning Districts:** BP, C-2, C-3, O-1, O-1.5

**Land Use Overview**

**Subject Property**

**Future Land Use Classification:**

Light Industrial

**Current Use:**

Warehouse

**Direction:** North

**Future Land Use Classification:**

Business Park

**Current Use:**

Welding and storage

**Direction:** East

**Future Use Classification:**

Business Park

**Current Use:**

Welding and storage

**Direction:** South

**Future Land Use:**

Light Industrial

**Current Use:**

Vacant Lot

**Direction:** West

**Future Land Use Classification:**

Business Park

**Current Use:**

Warehouse and Office Space

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

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the Airport Vicinity Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

**FISCAL IMPACT:**

None.

**STAFF ANALYSIS AND RECOMMENDATION:** Staff recommends Approval.

The applicant is seeking a change to allow for the development of a new parking lot and office facility as part of the main campus of Johnson Controls. The area surrounding the subject properties are developed as Business Park and Industrial type land uses. The request for a change to the plan amendment to "Light Industrial" will be consistent and compatible with the surrounding properties. The request is also compatible with the land use plan to occupy vacant parcels.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017173**

Current Zoning: “L AHOD” Light Industrial Airport Hazard Overlay District and “R-6 AHOD” Residential Single Family Airport Hazard Overlay District  
Proposed Zoning: “I-1 AHOD” General Industrial Airport Hazard Overlay District  
Zoning Commission Hearing Date: June 20, 2017