



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-1989

**Type:** Plan Amendment

**In control:** Planning Commission

**On agenda:** 3/25/2015

**Title:** PA 15028: A request by Brown & Ortiz, PC., for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.536 acres of land being Lots 1 and 9 out of NCB 17729, located at 5711 FM 78, from "Parks Open Space and Light Industrial" to "Industrial". Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Adopted and Proposed LU Maps- PA15028, 2. PA 15028 Aerial, 3. PC Resolution - PA 15028

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

**COUNCIL DISTRICTS IMPACTED:** District 2

**SUBJECT:**

Plan Amendment 15028  
(Associated Zoning Case Number Z2015124)

**SUMMARY:**

**Comprehensive Plan Component:** IH-10 East Corridor Perimeter Plan

**Plan Adoption Date:** February 22, 2001

**Plan Update History:** Updated March 20, 2008

**Current Land Use Category:** Parks/Open Space and Light Industrial

**Proposed Land Use Category:** General Industrial

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** March 25, 2015

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** SRPFA/FM78 San Antonio, LP

**Applicant:** Brown & Ortiz, PC

**Representative:** Brown & Ortiz, PC

**Location:** Approximately 2.536 acres of land being Lots 1 and 9 out of NCB 17729, located at 5711 FM 78

**Total Acreage:** 2.536

**Notices Mailed**

**Owners of Property within 200 feet:** 7

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

**Planning Team:** 29

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Farm to Market Road 78

**Existing Character:** Primary Arterial Type A

**Proposed Changes:** None

**Thoroughfare:** Tacco Street

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There is a VIA bus stop located one block south from the subject property at the intersection of Summer Fest St at Old Seguin Road.

**ISSUE:**

**Plan Adoption Date:** February 22, 2001

**Update History:** March 20, 2008

**Plan Goal 3:** Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.

**Comprehensive Land Use Categories**

**Light Industrial:** Light Industrial areas include a mix of light manufacturing uses, office park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view.

Examples of light industrial uses include drug laboratories, furniture

Wholesalers, lumberyards, tamale factories and warehousing

**Permitted Zoning Districts:** C-3 & L

**Comprehensive Land Use Categories**

**Park/Open Space:** Parks/Open Space includes both, public and private, lands available for active use (playgrounds, athletic fields), passive enjoyment (trails, greenbelts, plazas, courtyards) or environmental protection (natural areas, urban forests, wetlands).

**Permitted Zoning Districts:** None

**Land Use Overview**

Subject Property

Future Land Use Classification: Park Open Space/ Light Industrial

Current Use Classification: Warehouse Facility

Direction: North

Future Land Use Classification: Park Open Space/ Light Industrial

Current Use: Warehouse Facility

Direction: East

Future Land Use Classification: Light Industrial

Current Use: Industrial Use

Direction: South

Future Land Use Classification: UZROW

Current Use: Farm to Market Road 78

Direction: West

Future Land Use Classification: OCI

Current Use: Vacant Land and Industrial Uses

### **Land Use Analysis**

The subject property consists of a warehouse facility. The applicant requests this plan amendment and associated zoning change in order to bring the subject property into compliance with applicable zoning regulations. The subject properties are zoned "C-3R" General Commercial Restrictive Alcoholic Sales District and "C-3" General Commercial District. Warehouse uses of this intensity are not allowed by right under this land use classification and zoning designation. The proposed amendment to General Industrial will provide consistency with the existing land use and allow the applicant to seek the appropriate zoning classification. The subject property location along FM 78, a major transportation corridor, together with its close proximity to existing Industrial uses and Industrial zoning designations make it appropriate for the General Industrial Land use classification. The development of the subject property with the General Industrial land use classification will contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing development pattern.

### **ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the IH-10 Corridor Perimeter Plan.
2. Make an alternate recommendation.
3. Defer the application to a future date.

### **FISCAL IMPACT:**

None.

**RECOMMENDATION:** Staff recommends approval. The subject property location along FM 78, a major transportation corridor, together with its close proximity to existing industrial uses and industrial zoning designations make it appropriate for the General Industrial Land Use classification. The development of the subject property with the General Industrial land use classification will contribute toward the IH-10 East Corridor Perimeter Plan vision of compatibility by not significantly altering the existing development pattern.

### **ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015124**

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District, and "C-3 AHOD" General Commercial Airport Hazard Overlay District.

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

Zoning Commission Hearing Date: April 7, 2015.