



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-5423

**Type:** Plan Amendment

**In control:** City Council A Session

**On agenda:** 10/19/2017

**Title:** PLAN AMENDMENT CASE # 17072 (Council District 2): An Ordinance amending 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” to “Low Density Residential” on Lot 23, NCB 12175, located at 116 Holbrook Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017238)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Proposed Land Use Map, 2. Signed Resolution, 3. Draft Ordinance, 4. Ordinance 2017-10-19-0829

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Plan Amendment 17072  
(Associated Zoning Case Z2017238)

**SUMMARY:**

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

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

**Plan Update History:** None

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

**Proposed Land Use Category:** “Low Density Residential”

**BACKGROUND INFORMATION:**

**Planning Commission Hearing Date:** September 13, 2017

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Linda Dahl Garrahan

**Applicant:** Donald R. Garrahan

**Representative:** Donald R. Garrahan

**Location:** 116 Holbrook Road

**Legal Description:** Lot 23, NCB 12175

**Total Acreage:** 0.1170

**Notices Mailed**

**Owners of Property within 200 feet:** 5

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

**Applicable Agencies:** None

**Transportation**

**Thoroughfare:** Holbrook Road

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Thoroughfare:** Petroleum Drive

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance from the subject property.

**ISSUE:**

**Comprehensive Plan**

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

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

**Update History:** None

**Plan Goals:** encourage adaptive reuse or retrofit of declining commercial areas.

**Comprehensive Land Use Categories**

**Land Use Category:** Low Density Residential

**Description of Land Use Category:** Single family homes and accessory dwellings on a single lot. Ideally within walking distance of schools and neighborhood commercial uses. Certain lower impact community oriented uses such as churches, parks or community centers are appropriate.

**Permitted Zoning Districts:** R-3, R-4, R-5, R-6, R-20, NP-8, NP-10, NP-15, RP

**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, BP, C-3, O-1, O-1.5,

**Land Use Overview**

Subject Property

**Future Land Use Classification**

Light Industrial

**Current Land Use**

Single-Family Residence

Direction: North

**Future Land Use Classification**

Light Industrial

**Current Land Use**

Vacant Lot

Direction: East

**Future Land Use Classification**

Light Industrial

**Current Land Use**

Residences

Direction: South

**Future Land Use Classification**

Military and Light Industrial

**Current Land Use**

Fort Sam Houston and Residence

Direction: West

**Future Land Use Classification**

Military

**Current Land Use**

Fort Sam Houston

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

The subject property is not within a Regional Center or a Premium Transit Corridor

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Planning Commission (8-0) recommend Approval.

The applicant proposes to use the property as a single-family dwelling. The structure was built in 2003 and is currently surrounded by other residential uses. While the area is primarily light industrial, the highway buffers the intense uses to the east with less intense uses to the west. In addition, allowing the change to “Low Density Residential” provides the potential to decrease the saturation of heavy industrial uses.

**ALTERNATIVES:**

1. Recommend denial of the proposed amendment to the San Antonio Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.

3. Continue to a future date.

**ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2017238**

Current Zoning: "I-2 AHOD" Heavy Industrial District

Proposed Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Zoning Commission Hearing Date: September 19, 2017