



City of San Antonio

Legislation Details (With Text)

File #: 15-2905
Type: Staff Briefing - Without Ordinance
In control: Planning Commission

On agenda: 5/27/2015

Title: PA 15045: A request by Jose Gallegos, Jr., for approval of a resolution to amend the future land use plan contained in the Kelly/South San Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.9986 acres of land being all of Lot 30, Block 7, out of NCB 11371, located at 2534 SW 35th Street, from "Low Density Residential" to "Industrial". Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Sponsors:

Indexes:

Code sections:

Attachments: 1. PA15045 Adopted and Proposed LU Maps, 2. PA _15045 Aerial Map, 3. PC Resolution - PA15045

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
 Plan Amendment 15045
 (Associated Zoning Case Number Z2015187)

SUMMARY:
Comprehensive Plan Component: Kelly / South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Plan Update History: Phase I June 18, 2009 and Phase II February 18, 2010

Current Land Use Category: Low Density Residential

Proposed Land Use Category: Industrial

BACKGROUND INFORMATION:
Planning Commission Hearing Date: May 27, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Romo Investment Management, LCC

Applicant: Jose Gallegos, Jr.

Representative: Jose Gallegos, Jr.

Location: All of Lot 30, Block 7, NCB 1137, located at 2534 South West 35th Street

Total Acreage: 0.9986

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Planning Team: 33

Applicable Agencies: None

Transportation

Thoroughfare: South West 35th Street

Existing Character: Local

Proposed Changes: None

Public Transit: None

Thoroughfare: Dale Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: None

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 15, 2007

Update History: Phase I June 18, 2011 and Phase II February 18, 2010

Goal 3: Economic Development

Objective 3.3: Encourage Port San Antonio to attract clean industry and businesses that will offer local residents quality jobs.

Comprehensive Land Use Categories

Low Density Residential: Low Density Residential uses include single-family houses on individual lots. One accessory dwelling (granny flat or garage apartment) is permitted per lot and should reflect the appearance of the main structure.

Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility

Permitted Zoning Districts: R-4, R-5, R-6, and R-20

Comprehensive Land Use Categories

Industrial: This classification includes a mixed of manufacturing uses and limited ancillary office, retail and supplier uses that service the industrial ones. Site development in this category should include proper screening and buffering, and be compatible with adjoining uses. Outside storage must be screened from public view.

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

Land Use Overview

Subject Property

Future Land Use Classification: Low Density Residential

Current Use Classification: C-1 (vacant)

Direction: North

Future Land Use Classification: Low Density Residential

Current Use: R-6 (vacant lots, single-family homes)

Direction: East

Future Land Use Classification: Low Density Residential

Current Use: R-6 (vacant lots and single-family homes)

Direction: South

Future Land Use Classification: N/A (outside the Northwest Community Plan)

Current Use: C-2 (vacant), R-5 (vacant)

Direction: West

Future Land Use Classification: Neighborhood Commercial land use

Current Use: C-3R (gas station), R-5 (single-family homes)

Land Use Analysis

The subject property is located at 2535 South West 35th Street within the Kelly / South San PUEBLO Community Plan. The applicant requests to change the future land use from “Low Density Residential” to “Industrial”. The applicant requests this plan amendment in order to have a consistent zoning designation with the property to the south. The north seventy five (75) feet of lot thirty (30) is zoned C-1 and the south seventy five (75) feet of lot thirty (30) is zoned “I-1” General Industrial, most of the property adjacent to the property is zoned industrial since the property is located in what used to be part of the Kelly Field Aviation Complex, there are a limited number of residential homes, and the location is more supportive of industrial use than residential. Therefore, the Industrial land use classification for the subject property is appropriate at this location and supports the Plan’s goal to encourage Port San Antonio to attract clean industry and businesses that will offer local residents quality jobs.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to Kelly / South San PUEBLO Community Plan.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None.

RECOMMENDATION: Staff recommends approval. The development of the subject property with the “Industrial” use classification is consistent and compatible with the existing development pattern.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015187

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

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

Hearing Date: June 2, 2015