



City of San Antonio

Agenda Memorandum

File Number: 17-4891

Agenda Item Number: 13.

Agenda Date: 9/13/2017

In Control: Planning Commission

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 recommends 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