



City of San Antonio

Agenda Memorandum

File Number: 17-6640

Agenda Item Number: 33.

Agenda Date: 12/13/2017

In Control: Planning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Plan Amendment 18005

(Associated Zoning Case Z2018012)

SUMMARY:

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 2007

Plan Update History: February 18, 2010

Current Land Use Category: "Neighborhood Commercial"

Proposed Land Use Category: "Business/Office Park"

BACKGROUND INFORMATION:

Planning Commission Hearing Date: December 13, 2017

Case Manager: Kayla Leal

Property Owner: Alicia Spindola

Applicant: Alicia Spindola

Representative: David Baylon

Location: 2203 Frio City Road

Legal Description: Lots 12, 13, and 14, Block 2, NCB 6680

Total Acreage: 0.5165

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Applicable Agencies: None

Transportation

Thoroughfare: Frio City Road

Existing Character: Minor

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #75586) is about a half-mile walk down West Malone Avenue along Bus Route 54.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Kelly/South San PUEBLO Community Plan

Plan Adoption Date: February 2007

Update History: February 18, 2010

Plan Goals: Land Use Changes: Transitioned Industrial uses to Business Park in order to consolidate large scale business park uses and limit the incompatibility of future uses.

Comprehensive Land Use Categories

Land Use Category: “Neighborhood Commercial”

Description of Land Use Category: This category provides for smaller intensity commercial uses such as small scale retail or offices, professional services, convenience retail, and shop front retail that serves a market equivalent to a neighborhood.

Neighborhood commercial uses should be located at intersection of collector streets and higher order streets within walking distance of neighborhood residential areas, or along arterials where an existing commercial area is already established.

Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer’s offices, coffee shops, hairstylist or barbers shops, book stores, copy service, dry cleaning, or convenience stores without gasoline.

Reuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and residential uses. Whenever possible, parking should be located in the back of the structure, monument signage is encouraged, and lighting should be directed onto the site, away from adjoining properties.

Permitted Zoning Districts: NC C-1 O-1

Land Use Category: “Business/Office Park”

Description of Land Use Category: This category includes medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing and warehousing functions for private corporations. Development in this category should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses in this category should be separated from residential areas with landscaping buffers and should feature monument signage and lighting that is oriented away from adjacent sites.

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

Land Use Overview

Subject Property

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Vacant Lot

Direction: North

Future Land Use Classification:

Medium Density Residential

Current Land Use Classification:

Vacant Lot

Direction: East

Future Land Use Classification:

Neighborhood Commercial

Current Land Use Classification:

Auto Salvage Yard, Bar, Truck Service

Direction: South

Future Land Use Classification:

Community Commercial, Business/Office Park

Current Land Use Classification:

Salvage Yards

Direction: West

Future Land Use Classification:

Mixed Use

Current Land Use:

Parking Lots

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not located within a Regional Center. The subject property is located within a half (½)-mile of the General McMullen-Babcock Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis & Recommendation: Staff recommends Approval.

The applicant is requesting a Plan Amendment in order to construct an automotive and truck repair shop. The request is for “Business/Office Park” land use designation which permits the requested zoning “L” Light Industrial District. The request is consistent with the land use designation across Frio City Road to the south. The Kelly/South San PUEBLO Community Plan summarizes key land use concepts and changes that the community wishes to follow. The Plan addresses business park changes and aims to transition industrial uses to “Business Park” in order to consolidate large-scale business park uses and limit the incompatibility of future uses. The proposed use is consistent with the established development and would allow a downzoning to “I-1” Light Industrial District.

ALTERNATIVES:

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2018012
Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District
Proposed Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District
Zoning Commission Hearing Date: December 19, 2017