



City of San Antonio

Agenda Memorandum

File Number: 14-1567

Agenda Item Number: P-3.

Agenda Date: 8/7/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Plan Amendment 14047

SUMMARY:

An Ordinance amending the future land use plan contained in 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 of Lots 8 and 9, Block 1, NCB 16374 located at 5835 and 5911 Rittman Plaza from **Community Commercial** land use to **Light Industrial** land use.

The Department and Planning Commission recommend approval. Overall the extended area surrounding the subject property is consistent and compatible with the proposed land use. The proposed amendment to Light Industrial land use classification will provide consistency with the adjacent land uses and Plan.

BACKGROUND INFORMATION:

Applicant: Patrick W. Christensen, PC

Owner: Hun Woo Cho and Seung Kwan Oh

Property Location: 5835 and 5911 Rittman Plaza

Acreage: 2.5

Current Land Use Of site: Vacant

Adjacent Land Uses:

N: Designated Community Commercial; occupied by Retail and Office

E: Designated Business Park; occupied by Office Warehouse

S: Designated Community Commercial/Light Industrial: occupied by Office/Office Warehouse and vacant property

W: Designated Low Density Residential; occupied by Single-Family Residential

ISSUE:

The proposed zoning is not consistent with the future land use plan and requires that the applicant request a plan amendment.

Comprehensive Plan Analysis:

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

Plan Adoption Date: May 30, 2010

Update History: NA

Plan Goals:

Goal II: Encourage economic growth that enhances airport operations and surrounding development

Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

Key themes of the plan include:

- 2) cultivating airfront development in the Airport District,**
- 3) expansion of business park and commercial opportunities.**

LAND USE ANALYSIS:

The subject property is located on the west side of Rittman Plaza between Rittman Road and Tesasco Street. The subject property is classified as Community Commercial in the San Antonio International Airport Vicinity Land Use Plan, as are some of the adjacent properties. Commercial uses are encouraged by the plan on arterials and more intense community and regional commercial at the major intersections. The subject property is located in a predominately business/industrial land use area. The surrounding land uses are a mix of light manufacturing uses, distribution centers and suppliers with limited ancillary retail uses. Light Industrial uses include sporting goods, manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor's, suppliers and warehousing services. Business/Light Industrial land uses such as the existing use within this area typically facilitates the delivery of public, private and local, state, or national government services and goods.

The abutting property to the west of the subject property is classified as Low Density Residential. The proposed land use is located in an existing Business/Industrial Park area secluded from the abutting residential community. The San Antonio International Airport Vicinity Land Use Plan facilitate uses with criteria that include proper screening, buffering, and be compatible with adjoining uses and discourage outside storage.

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

The subject property fronts Rittman Plaza. Rittman Plaza is not identified by the City's Major Thoroughfare Plan as a major thoroughfare. Rittman Plaza serves as a collector that travels in a north-south direction from south of Rittman Road, a Secondary Arterial Type B, to Tesasco Street, that serves as a collector in a east-west travel direction connecting to the west side of Loop 410 access road. The surrounding area fronts the west side of the rail road right of way. Loop 410 fronts the east side of the rail road right of way. Loop 410 is identified by the City's Major Thoroughfare Plan as a Freeway. Existing Industrial zoning districts dominates along both sides of the Loop 410 corridor. There are no VIA transit lines or bus stops located near the subject property.

COMMUNITY FACILITIES ANALYSIS:

There is a church facility northeast of the subject property across Rittman Plaza.

ALTERNATIVES:

No action will maintain the current future land use classification of Community Commercial.

FISCAL IMPACT:

None. A Comprehensive Master Plan Amendment carries no specific financial commitment or immediate action by the City or partnering agencies.

DEPARTMENT RECOMMENDATION:

Approval. The proposal of Light Industrial land use is consistent with the surrounding land uses and the established Business/Industrial Park directly across from the subject property. This location is suitable for Light Industrial whereas Industrial zoning districts are predominate along Rittman Plaza and the Loop 410 corridor beginning at the junction of Loop 410 and IH 35 North.

PLANNING COMMISSION RECOMMENDATION:

Meeting and Public Hearing Date: May 28, 2014

Approval. Resolution Attached

Newspaper Publication Date of Public Hearing: May 5, 2014

No. of notices mailed 10 days prior to Public Hearing: 27 to owners of property within 200 feet; no planning team; and 1 to applicant.

Registered Neighborhood Association (s) notified: There is no registered neighborhood association within 200 feet.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2014162

Current Zoning: C-3

Proposed Zoning: L

Corresponding Zoning Case: Z2014162

Zoning Commission Public Hearing Date: May 28, 2014

Approval