



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-2905

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**Agenda Item Number:** 22.

**Agenda Date:** 5/27/2015

**In Control:** Planning Commission

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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 35<sup>th</sup> 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 35<sup>th</sup> 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 35<sup>th</sup> 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