



City of San Antonio

Agenda Memorandum

File Number: 15-3130

Agenda Item Number: 23.

Agenda Date: 5/27/2015

In Control: Planning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

Plan Amendment 15046

(Associated Zoning Case Number Z2015196)

SUMMARY:

Comprehensive Plan Component: Stinson Airport Vicinity land Use Plan

Plan Adoption Date: April 2, 2009

Current Land Use Category: Regional Commercial

Proposed Land Use Category and Related Action: Light Industrial

BACKGROUND INFORMATION:

Planning Commission Hearing Date: May 27, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Brooks Development Authority

Applicant: Roland Lozano

Representative: Roland Lozano

Location: Approximately 34.76 acres of land out of, NCB 10879 and NCB 10921, located at 8200 Block of City-Base Landing

Total Acreage: 34.76

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Planning Team: Stinson Stakeholders - 14
Applicable Agencies: Aviation Department

Transportation

Thoroughfare: City Base Landing
Existing Character: Local
Proposed Changes: None

Thoroughfare: Goliad Road
Existing Character: Secondary Arterial Type B 86
Proposed Changes: None

Public Transit:

There is a VIA bus stop located at the intersection of City Base Landing at Sidney Brooks (Route 20 and 34), one city block from the subject property.

ISSUE:

Comprehensive Plan

Comprehensive Plan Component: Stinson Airport Vicinity Land Use Plan
Plan Adoption Date: April 2, 2009
Update History: None

Goal II: Encourage economic growth that enhances airport operations and surrounding development
Objective 2.1 Upgrade and enhance airfront commercial property that is declining, is currently vacant, or is underutilized.

Comprehensive Land Use Categories

Regional Commercial: High intensity land uses that draw their customer base from a large region. Should be located at intersections nodes along major arterial roadways or along mass transit system nodes, and 20 acres or greater in area.

Should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, Outdoor operations and display permitted in areas which are screened; no outdoor storage permitted.

Example Zoning Districts:

NC, C-1, C-2, C-2P, C-3, UD, O-1, O-1

Comprehensive Land Use Categories

Light Industrial: A mix of light manufacturing uses and ancillary retail and supplier uses that service the industrial uses. 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.

Example Zoning Districts:

L, BP, C-3, O-1, O-1.5, I-1

Land Use Overview

Subject Property

Future Land Use Classification

Regional Commercial

Current Use

Military Reservation

North

Future Land Use Classification

Regional Commercial

Current Use

Commercial Reserve

East

Future Land Use Classification

Regional Commercial

Current Use

Military Reservation and Manufacturing Homes

South

Future Land Use Classification

Regional Commercial

Current Use

Military Reservation, Commercial, and Public Institution

West

Future Land Use Classification

Regional Commercial

Current Use

Military Reservation and Office Uses

LAND USE ANALYSIS:

The applicant requests this Plan Amendment in order to develop the subject property as a non-alcoholic beverage manufacturing facility. The subject property is classified as Regional Commercial and zoned “MR” Military Reservation District. In order to accommodate this development the applicant requires the “I-1” General Industrial District zoning district, which accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. The current property is underutilized and vacant.

ALTERNATIVES:

1. Recommend denial of the proposed amendment to the Stinson Airport Vicinity Land Use Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends approval. The proposed amendment to the Light Industrial land use classification will provide consistency with the adjacent existing uses and allow the applicant to place a water bottling factory and contributing to the economic development if the area as well as increasing employment opportunities for the residents of the City of San Antonio.

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2015196

Current Zoning: "MR AHOD" Military Reservation Airport Hazard Overlay District
Proposed Zoning: "I-1 AHOD" General Industrial Airport District Overlay District
Zoning Commission Hearing Date: June 2, 2015